



AGENDA

FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON

24 OCTOBER 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 J Botten

REQUIRED STAFF

ASSESSMENT MANAGER, MR C ZAFIROPOULOS
GENERAL MANAGER CITY DEVELOPMENT, MS M ENGLISH
SENIOR DEVELOPMENT OFFICER – PLANNING, MS K
THRUSSELL
DEVELOPMENT OFFICER – PLANNING, MR S ONDEYO
DEVELOPMENT OFFICER – PLANNING, MS K BROWN

APOLOGIES

LEAVE OF ABSENCE

ADOPTED MINUTES FROM PREVIOUS MEETING

Presentation of the Minutes of the Council Assessment Panel Meeting held on 26 September 2023.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

DEVELOPMENT APPLICATIONS

8.1.1 23025281 9

12, 14 & 16 SHEPHERDSON RD, PARAFIELD GARDENS SA 5107

CONSTRUCTION OF A TWO-STOREY CHILDCARE CENTRE WITH ASSOCIATED CAR PARKING, LANDSCAPING AND BOUNDARY ACOUSTIC FENCING.

8.1.2 23009326 525

4 DAN STREET, MAWSON LAKES SA 5095

TELECOMMUNICATIONS FACILITY COMPRISING 25 METRE HIGH MONOPOLE (OVERALL HEIGHT 27.5 METRES) WITH CLUSTER MOUNT HEADFRAME SUPPORTING NINE (9) ANTENNAS WITH ASSOCIATED EQUIPMENT CABINET AND 2.4 METRE HIGH COMPOUND FENCING.

8.1.3 23010242 811

11-17 ORANGE AVENUE, 15-21 AND 23 BROWN TERRACE SALISBURY SA 5108

CONSTRUCTION OF A COMMUNITY HOUSING DEVELOPMENT COMPRISING 10 SINGLE-STOREY DWELLINGS, A TWO-STOREY SUPPORTED ACCOMMODATION BUILDING WITH 16 UNITS, 4 SINGLE STORY DWELLINGS FOR HIGH NEEDS CARE, A COMMUNITY HALL AND ASSOCIATED INTERNAL ROADS, CAR PARKING, LANDSCAPING AND FENCING.

OTHER BUSINESS

8.2.1 ASSESSMENT MANAGER QUARTERLY REPORT - JULY TO SEPTEMBER 2023 1281

8.2.2 STATUS OF CURRENT APPEAL MATTERS AND DEFERRED ITEMS .. 1287

8.2.3 Policy Issues Arising from Consideration of Development Applications

8.2.4 Future Meetings & Agenda Items

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**

26 SEPTEMBER 2023

MEMBERS PRESENT

Mr T Mosel (Presiding Member)
Mr R Bateup
Ms C Gill
Mr B Brug
Mr J Botten

STAFF

Assessment Manager, Mr C Zafiropoulos
General Manager City Development, Ms M English
Team Leader Planning, Mr C Carrey
Senior Development Officer – Planning, Ms K Thrussell
Development Officer – Planning, Mr B Ferguson
Development Officer – Planning, Ms K Brown

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 29 August 2023, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

PRESENTATION

PRES1 Case Law Update

Mr Peter Psaltis, Principal from Norman Waterhouse Lawyers attended the meeting to facilitate the session between 6.30pm and 8.00pm.

REPORTS

Nil

OTHER BUSINESS

8.2.1 Delegations

Mr R Bateup moved and the Council Assessment Panel resolved to:

1. Revokes, in accordance with Section 100(2)(d) of the *Planning, Development and Infrastructure Act 2016* its previous delegations to the Assessment Manager and General Manager City Development of those powers and functions under the *Planning Development and Infrastructure Act 2016* as included in Attachment 1 (CAP meeting 27 April 2022, Item no. 8.2.2).
2. Delegates in exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and statutory instruments made thereunder contained in the proposed Instrument of Delegation as Attachment 1 to this report (CAP, 26 September 2023, Item 8.2.1) to the positions identified in the third column of the proposed Instrument of Delegation subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.
3. Notes the delegated powers and functions may be exercised individually by each delegate in respect of any particular matter where the delegate is required or proposing to act in the course of their duties.
4. Notes that such powers and functions may be further delegated by the Assessment Manager in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation as included in Attachment 1 (CAP meeting 26 September 2023, Item 8.2.1).

5. Notes the power in Sections 119(9) and (14) of the *Planning, Development and Infrastructure Act 2016* and Regulation 7 of the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019* may be further delegated by the General Manager City Development in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the General Manager City Development sees fit, unless otherwise indicated in the Schedule of Conditions contained in the proposed Instrument of Delegation as included in Attachment 1 (CAP meeting 26 September 2023, Item 8.2.1).
6. Notes that the delegations be reviewed in September 2024.

8.2.2 Status of Current Appeal Matters and Deferred Items

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

8.2.3 Policy Issues Arising from Consideration of Development Applications

8.2.4 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 24 October 2023.

ADOPTION OF MINUTES

Ms C Gill 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 8.20pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 26 September 2023
(refer to email approving minutes registered in the City of Salisbury's Record Management System - Document Number 7959461)

| | |
|------------------------|--|
| ITEM | 8.1.1 |
| | COUNCIL ASSESSMENT PANEL |
| DATE | 24 October 2023 |
| APPLICATION NO. | 23025281 |
| APPLICANT | Development Holdings Pty Ltd |
| PROPOSAL | Construction of a Two-Storey Childcare Centre with Associated Car Parking, Landscaping and Boundary Acoustic Fencing |
| LOCATION | 12, 14 & 16 Shepherdson Rd, Parafield Gardens SA 5107 |
| CERTIFICATE OF | Allotment 26 – Certificate of Title 5642/749 Allotment 46 – Certificate of Title 5284/997 Allotment 47 – Certificate of Title 5412/690 |
| TITLE | |
| AUTHOR | Samuel Ondeyo, Development Officer Planning, City Development |

1. DEVELOPMENT APPLICATION DETAILS

| | |
|--|--|
| Zone Area | General Neighbourhood |
| Application Type | Performance Assessed |
| Public Notification | Representations received: Five Representations to be heard: One |
| Referrals - Statutory | N/A |
| Referrals – Internal | Development Engineer |
| Planning and Development Code Version | Version 2023.13 |
| Assessing Officer | Samuel Ondeyo - Development Officer Planning |
| Recommendation | Grant Planning Consent subject to Reserved Matters and Conditions |

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: | Application documentation |
| Attachment 2: | Copy of Sign on Land and Representations |
| Attachment 3: | Applicant's Response to Representations |
| Attachment 4: | Extract of Planning and Design Code - Extract 1 September 2023 |

3. EXECUTIVE SUMMARY

The proposed development seeks to construct a two-storey childcare centre with a car parking area to the rear to accommodate a total of 108 children. The proposed development also

involves the provision of acoustic fencing along the eastern, southern and western boundaries of the subject land.

The subject land is located in the General Neighbourhood Zone. In accordance with Table 5 of the Zone, the proposed development was subject to a statutory public notification process.

Public notification occurred between 8 Sep 2023 and 28 Sep 2023, during which five (5) representations were received. Of five (5) representors opposed to the development with one (1) wishing to be heard.

The key concerns raised in the representations related to traffic, parking and loss of amenity.

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

- Is consistent with the land uses sought by the General Neighbourhood Zone;
- Provides appropriate vehicular access and car parking spaces to accommodate the proposed use;
- Has appropriately addressed the management of traffic on surrounding streets (noting the concerns expressed by the representors); and
- Has appropriately addressed potential interface issues with the adjacent residential area through the provision of an Environmental Noise Assessment which confirms that, subject to inclusion of acoustic fences, the proposed development will comply with the requirements of the *Environment Protection (Noise) Policy 2007*.

For the above reasons, it is recommended the Council Assessment Panel issue Planning Consent subject to a number of Reserved Matters and Conditions.

4. SUBJECT SITE

The subject land is located on the corner of Shepherdson Road and Boston Avenue in Parafield Gardens. More specifically, the subject land is currently comprised of three allotments described as:

- Allotment 26 – Certificate of Title 5642 Folio 749 (12 Shepherdson Road);
- Allotment 46 - Certificate of Title 5284 Folio 997 (14 Shepherdson Road); and
- Allotment 47 – Certificate of Title 5412 Folio 690 (16 Shepherdson Road).

The subject land currently accommodates three detached dwellings (one on each allotment) and has a total site area of 2,496 m² with a primary frontage of 67.07 metres to Shepherdson Road and a secondary frontage of 32.41 metres to Boston Avenue (excluding corner cut-off). The subject land is relatively flat and is provided with three existing access points – with one located on Boston Avenue, and the other two located on Shepherdson Road.

There are no easements, encumbrances, or land management agreements that would restrict development on the subject land. Similarly, the subject land does not contain any Regulated or Significant Trees or Heritage Places which may affect the development.

Photo 1:

*Subject land
viewed from
Shepherdson
Road
(looking
south)*



Photo 4:

*Subject land
– existing
single storey
dwelling at
12
Shepherdson
Road*



Photo 2:
*Subject land
– existing
two-storey
dwelling at
14
Shepherdson
Road*



Photo 3:
*Subject land
– existing
one-storey
dwelling at
16
Shepherdson
Road*



Photo 4:
*Subject Land
and adjoining
dwelling
viewed from
Boston
Avenue
(looking east)*



Photo 5:
*School
Crossing in
front of
subject land
with
Parafield
Gardens
Primary
School
beyond
(looking
west)*



Photo 6:
*Parafield
Gardens
Primary
School to the
west of the
subject land*



Photo 7:
*Parafield
Gardens
Uniting
Church to the
east of the
subject land*



5. LOCALITY

The locality features a mixture of land uses and built form. To the south of Shepherdson Road, the locality is generally residential in nature and features low-density housing in the form of single-storey detached dwellings on relatively generous sized allotments. To the north of Shepherdson Road, the locality features a number of substantial ‘community’ developments including a place of worship (Parafield Gardens Uniting Church), an aged care facility (Helping Hand), and the Parafield Gardens High School and Primary School.

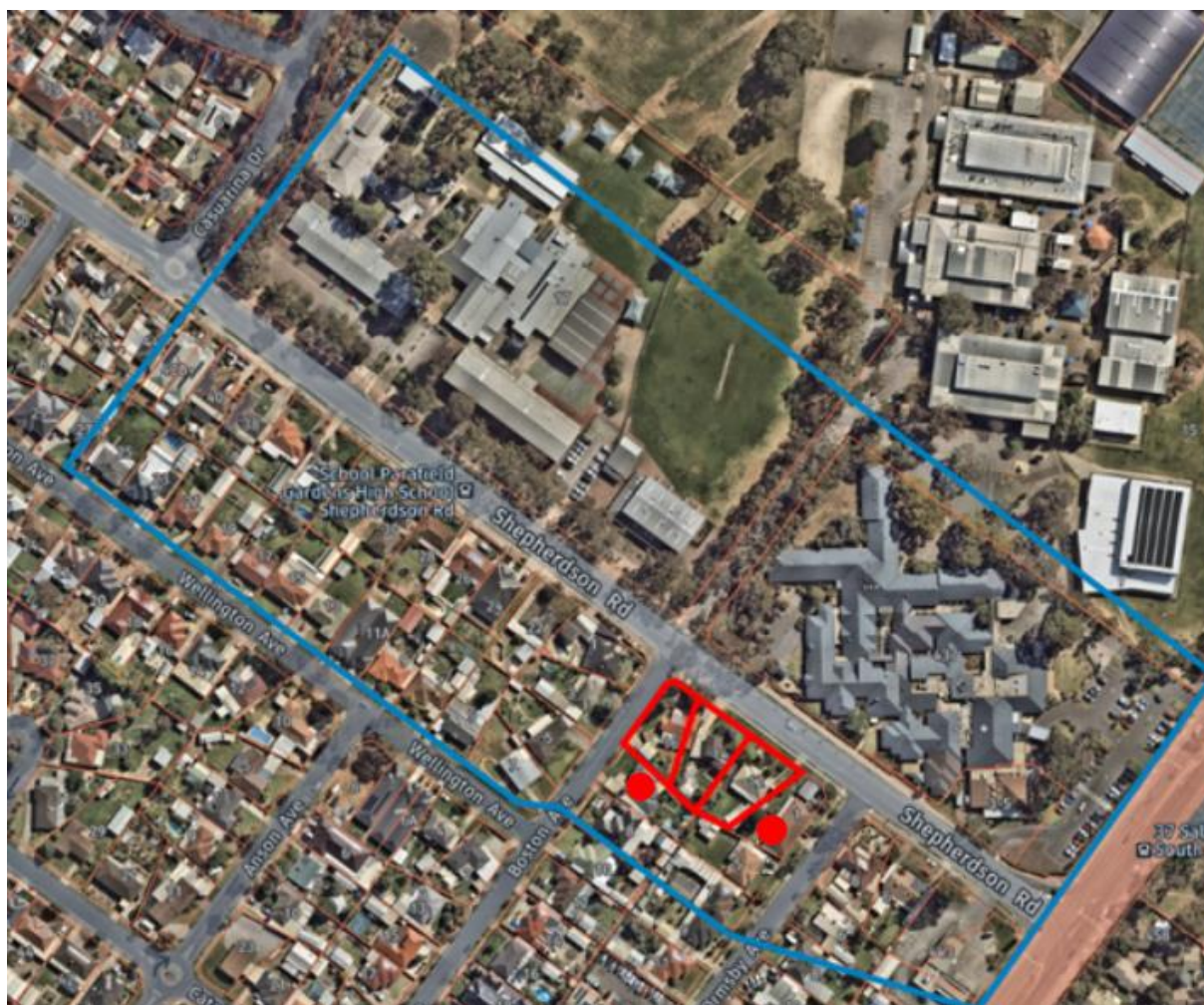
Salisbury Highway (a State Maintained Road) is located on the eastern edge of the locality with a retail fuel outlet sited on the corner of Shepherdson Road and Salisbury Highway.




Shepherdson Road is a local road under the care and control of the City of Salisbury. It provides vehicular and pedestrian access to the two schools. A non-signalised school crossing is situated in front of the subject land and a signalised pedestrian crossing is situated further to the north-west approximately 150 metres from the subject land. A speed limit of 25km/h applies to the portion of Shepherdson Road in front of the subject land when children are present.

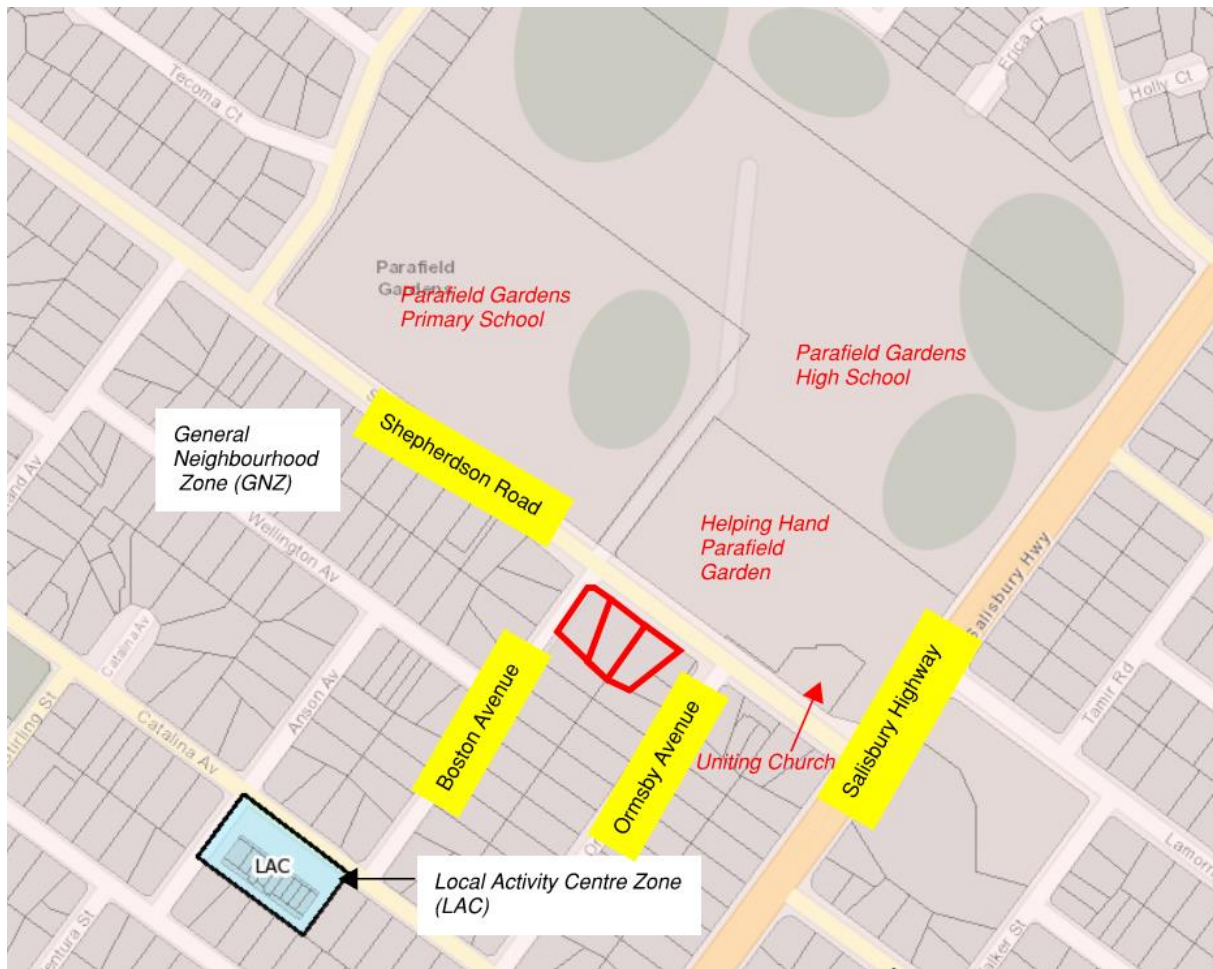
A small street tree and a footpath is located in front of the subject land on Shepherdson Road while an informal, dirt path is located along the Boston Avenue frontage.

In terms of built form, while the southern side of Shepherdson Road is generally single-storey in height (apart from the two-storey dwelling on the subject land), the northern side features more substantial buildings including a number of two-storey buildings associated with the schools.

A locality plan, contextual plan and panorama view are provided below.

Locality Plan – Aerial


| Legend (Source: NearMap) | |
|---|--------------------------------|
|  | Site boundary |
|  | Locality boundary |
|  | Representors (within locality) |

Contextual Plan**Legend (Source: SAPP)**

| | |
|---|---------------|
|  | Site boundary |
|---|---------------|

Panorama View – Looking South



| Legend (Source: Nearmap) | |
|---|---------------|
|  | Site boundary |

6. BACKGROUND

On 27 September 2022, the Panel considered a similar proposal for a two storey childcare at 14 and 16 Shepherdson Road. The Panel resolved to grant Planning Consent to the proposal, however, it is understood the development will not proceed.

The ‘new’ proposal presented herein, also encompasses the land at 12 Shepherdson Road, and incorporates points of difference including the placement of the car parking area at the rear of the building with vehicular access to//from Boston Avenue and a building of reduced bulk and scale, being mostly single storey in form.

7. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development seeks the construction of a two-storey building with a car parking area to the rear which will be used as a childcare centre to accommodate 108 children. A childcare centre is formally defined by Part 7 of the Planning and Design Code as:

... a place primarily for the care or instruction of children of less than primary school age not resident on the site.

Vehicular access to the car park will be provided via a new double-width crossover to Boston Avenue located near the rear (southern) boundary of the subject land. At the rear, 27 car parking spaces will be provided including a space for those with disabilities.

At ground level, six separate spaces for the care of children will be provided along with an entrance/reception area, meeting room, kitchen and amenities. In addition, two designated outdoor play areas will be provided around the subject land with direct access from the building. A bin storage area will also be provided at ground level which will be accessed from Boston Avenue.

At the first floor, a staff room, meeting room and amenities will be located.

In terms of the built form, the upper level of the building will be 'stepped in' from the lower level and will feature a pitched corrugated roof clad in Colorbond (Surfmist). The walls of the building will be a mixture of horizontal 'weathertex' cladding and rendered walls with portions of vertical timber battens.

The building will have a total height of 8.1 metres at the highest point with majority of the built form having a height of 6 metres above natural ground.

In terms of setbacks, the main face of the building will be setback approximately 7.7 metres from Shepherdson Road. It will be setback 1.3 metres from Boston Avenue, 4.2 metres from the eastern side boundary and 0.3 metres from the rear (southern) boundary at the closest points. As noted, the upper level will be 'stepped in' from the lower level thereby increasing the setbacks to 10.04 metres to Shepherdson Road, 20.9 metres to Boston Avenue, 32.2 metres to the eastern side boundary and 22.3 metres to the rear (southern) boundary at the closest points.

A detailed Landscape Plan has been provided with the application which proposes a range of plants which are to be located primarily around the perimeter of the subject site.

Fencing will be constructed around the perimeter of the subject land and will feature colorbond fencing to a maximum height of 2.4 metres along the southern and eastern boundary, boundary (fencing height inclusive of proposed retaining walls), while Shepherdson Road and Boston Avenue frontages will have open appearance fencing, comprising a lower level rendered wall with picket style above.

It is noted that the Environmental Noise Assessment prepared by Sonus recommends that all fencing on the southern and eastern boundaries be constructed from material of 0.35 BMT.

The Stormwater Management Plan provided with the application indicates that stormwater will be directed to a number of detention tanks at various locations around the building and then discharged at a controlled rate to three outlets one along Boston Avenue and two along Shepherdson Road.

From an operational perspective, the proposed Childcare Centre will cater for 108 children (Toddler, Nursery & Kindergarten). A total of 22 staff members will also be employed at the centre.

A Waste Management Plan has been provided which indicates that waste will be collected by a private contractor with all associated manoeuvres accommodated on site. Waste is to be collected whilst the facility is not in operation between the hours of 7:00am and 7:00pm or between the hours of 9:00am and 7:00pm (Sundays and public holidays).

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

8. CLASSIFICATION

Given that neither a 'pre-school' or 'fence' is listed as 'Accepted' or 'Deemed to Satisfy' in the General Neighbourhood Zone, the proposed development is a Performance Assessed development which must be assessed against the relevant provisions of the Planning and Design Code.

9. PUBLIC NOTIFICATION

Table 5 of the General Neighbourhood Zone identifies land use classes of performance assessed development that are excluded from notification. Given that Table 5 does not exclude the development of a new 'pre-school' from notification, the proposed development requires public notification.

Public notification commenced on 8 September and closed on 28 September 2023. Five representations were received during the notification period with all in opposition. One of the representors have requested to be heard.

| Representations received | | |
|--------------------------|--|------------------|
| Representations | | Wish to be Heard |
| 1 | Kelly Hitchcock – 9 Tahlia Ct, Parafield Gardens | No |
| 2 | Anthony Cirocco – 96 Sunnymeade Dr, Aberfoyle Park | No |
| 3 | Arthur Provatas – 6 Boston Ave, Parafield Gardens | No |
| 4 | John Fulbrook MP – Shop 24B Martins Plaza, 237 Martins Rd, Parafield Gardens | Yes |
| 5 | Teresa Roj – 41 Shepherdson Rd, Parafield Gardens | No |

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 summarised in the table below:

| Summary of Representations | |
|--|---|
| Representation | Applicant's Response |
| Kelly Hitchcock | |
| Shepherdson Road has serious traffic issues with a student being hit by a car. | <p>The Applicant has provided a consolidated response to the issues raised by the representors as summarized below:</p> <p>Land Use Suitability Proposed use is contemplated in the zone</p> <p>Traffic and Parking Proposal accommodates the required number of onsite parking spaces for children and staff as per the Code.</p> <p>The RTA and TEF Consulting traffic generation rates have been used to estimate traffic generated by the childcare rather than to estimate existing traffic movements within the surrounding road network. Actual traffic volumes were determined by a traffic survey conducted by Austraffic.</p> <p>Expected movements from facility should be readily accommodated on the adjacent road network.</p> <p>Proposal to generate marginally less traffic when compared to that of the approved childcare centre.</p> <p>All manoeuvring to be accommodated on site.</p> <p>Amenity The proposed development includes noise reduction measures which satisfy the Environment Protection (Noise) Policy 2007.</p> <p>Fencing Fencing work will occur in accordance with the <i>Fences Act 1975</i></p> <p>Overlooking Sill heights to all upper level windows commences at 2.05 meters above upper level FFL accordingly there will be no overlooking from the second level.</p> |

| | |
|---|--|
| | Built Form Overall height in accordance with the maximum building height envisaged i.e. not greater than 2 building levels and 9 meters and a wall height not exceeding 7 meters excluding gable ends. |
| Anthony Cirocco | |
| Noise from early morning to late at night will be constant with disturbance caused by pick-ups and drop offs. Construction noise and disturbance. More clarity on fence works Privacy concern considering the upper level windows will be raised up to 1.5m above finished floor level | As above |
| Arthur Provatas | |
| Traffic concerns as vehicles entering and exiting the site onto Boston Ave with subsequent congestion. More cars will be parked along Boston Ave. Car parking spaces provided on site are not adequate considering the maximum number of children expected. | As above |
| John Fulbrook MP | |
| Residents feel like the proposed childcare centre will not offer a compatible and complimentary community service given its proximity to similar community service uses but rather a catalyst for more traffic reducing quality of life for residents. Peak traffic will be concurrent with school pick up and drop off unlike the noted spread out throughout the day. Boston Ave access would be inappropriate Private driveways will be used for vehicles to perform U-turns with headlights shining into dwellings raising privacy questions as well as health issues. Data used in the traffic report is outdated. | As above |

| | |
|--|--|
| <p>Proposed noise mitigation measures will not be appropriate.</p> <p>The proposed height is excessive and not in keeping with the existing character of buildings on the Southern side of Shepherdson Rd with those living adjacent the site having concern with regards to privacy.</p> | |
| Teresa Roj | |
| <p>No need for another educational facility on the street. With the current traffic congestion during pick up and drop off times, it is already difficult to enter/leave properties along the street.</p> <p>Data used in the traffic survey is outdated</p> <p>Height of proposed building will dominate the streetscape and doesn't fit with the existing dwellings that are predominantly single storey</p> | |

10. REFERRALS – STATUTORY

The proposed development did not trigger any statutory referrals.

11. REFERRALS – INTERNAL

Council's Development Engineer has reviewed the proposed development and advised that, in principle, the proposed development is acceptable from a development engineering perspective subject to the provision of additional detail/clarification which can be dealt with via Reserved Matters.

12. ASSESSMENT

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act*, it is recommended the Panel determine the proposed development is not seriously at variance with the Planning and Design Code. The following reasons are given in support of this recommendation:

- a) The proposed development is consistent with the land uses sought in the General Neighbourhood Zone; and
- b) The proposed development will not have an unreasonable impact on the amenity of the locality.

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 headings.

A Policy Enquiry containing the relevant provisions of the Planning and Design Code relating to the proposed development on the subject land, 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) - All structures over 45 metres | Satisfied – the proposed development does not propose any building work or structures over 45 metres in height |
| Affordable Housing | Not applicable – the proposed development does not constitute affordable housing. |
| Building Near Airfields | Satisfied – the proposed development will not pose a hazard to the operational and safety requirements of commercial and military airfields. |
| Defence Aviation Area (All structures over 90 metres) | Satisfied – the proposed development does not propose any building work or structures over 90 metres in height |
| Prescribed Wells Area | Not applicable – the proposed development will not rely on a water supply from a prescribed well |
| Regulated and Significant Tree | Not applicable – the proposed development does not include Tree Damaging Activity. |
| Stormwater Management | N/A to the proposed development type |
| Traffic Generation Development | Satisfied – Councils traffic engineers have reviewed the provided traffic and parking assessment report and concur with its findings. |
| Urban Tree Canopy | N/A to the proposed development type |

Local Variation

The subject land is not subject to any Technical and Numerical Variations (Local Variations).

Land Use

The proposed land use (pre-school) is specifically envisaged by DTS/DPF 1.1 of the General Neighbourhood Zone and it represents a form of “... *complementary non-residential uses* ...” anticipated by PO 1.1 of the Zone:

| | |
|--|---|
| <p>PO 1.1 <i>Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.</i></p> | <p>DTS/DPF 1.1 <i>Development comprises one or more of the following:</i></p> <ul style="list-style-type: none"> (a) <i>Ancillary accommodation</i> (b) <i>Community facility</i> (c) <i>Consulting room</i> (d) <i>Dwelling</i> (e) <i>Educational establishment</i> (f) <i>Office</i> (g) <i>Place of Worship</i> (h) <i>Preschool</i> (i) <i>Recreation area</i> (j) <i>Residential flat building</i> (k) <i>Retirement facility</i> (l) <i>Shop</i> (m) <i>Student accommodation</i> (n) <i>Supported accommodation</i> |
|--|---|

Performance Outcome 1.2 provides further guidance by indicating that non-residential development in the form of pre-schools (amongst others) are anticipated where they are located and designed to improve community accessibility to services:

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 establishments, community centres, places of worship, preschools, 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.*

Further, the proposed use is consistent with the Desired Outcome of the General Neighbourhood Zone which seeks community service uses which do not compromise residential amenity:

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.

For the above reasons, and given that the locality features a number of existing community related facilities (such as the schools and aged care facility), the proposed land use is consistent with the intent of the General Neighbourhood Zone and is appropriately located on Shepherdson Road.

Site Coverage, Building Height and Setbacks

The proposed development is generally consistent with the quantitative standards of the General Neighbourhood Zone. More specifically, the proposed site coverage of 31% is well below the 60% guideline expressed by DTS/DPF 3.1.

In addition, the building does not exceed the 2 building levels and 9 metre height limit expressed by DTS/DPF 4.1.

Facing Shepherdson Road, the building will be located between established residential dwellings located on the corners of Boston Avenue (1 Boston Avenue) and Ormsby Avenue (1 Ormsby Avenue). Both these properties have domestic structures located on, or close to their respective Shepherdson Road boundaries. Accordingly, with a setback of 7.7 metres, the childcare will be setback behind these adjacent structures, and will, more generally, exhibit a setback similar to other nearby residential dwellings facing Shepherdson Road (for example No. 22 Shepherdson Road has a setback of around 8 metres, while No. 6 Shepherdson Road has a setback of around 7 metres).

Facing Boston Avenue, the childcare will have setback of 1.3 metres, comprising single storey height with a building length of around 10 metres. While this will sit forward of the adjoining dwelling at No. 6 Boston Avenue, this setback is compatible with other single storey secondary setbacks in the locality and exceeds Zone DTS/DPF 6.1a which suggests a secondary street setback of 900mm.

The eastern boundary setback ranges from 4.2 metres at its closest point, to around 13.5 metres. This setback allows for an outdoor play space to occupy the eastern side of the building. Given its single storey form adjacent this boundary, this setback is considered to be appropriate and will ensure there are no unreasonable overshadow impacts to the east.

While the majority of the building is generously separated from the southern boundary given the position of the car park, a small portion of the single-storey building component (around 5.5 metres length) is located close to the boundary (approximately 0.3 metres to 1.3 metres), while the single-storey outdoor store (approximately 4 metres in length) is located around 700mm from the boundary at its closest point. On balance, it is considered the position of the building is appropriate given its single storey nature and relatively short building length which is of a typical domestic scale (similar to an outbuilding). Further, it is located directly adjacent to established outbuildings on No. 5 Ormsby Avenue, and will therefore not result in any unreasonable overshadow or amenity impacts to that dwelling.

Accordingly, *the proposed development suitably satisfies the following 'setback' provisions of the General Neighbourhood Zone:*

PO 5.1 Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.

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.

PO 8.1 Building walls are set back from side boundaries to provide:

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

PO 9.1 Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide:

- a. separation between buildings in a way that contributes to a suburban character*
- b. access to natural light and ventilation for neighbours*
- c. private open space*
- d. space for landscaping and vegetation.*

Design

While the proposed development is not small in scale, the design of the building complements the predominantly residential character of the locality on the southern side of Shepherdson Road. This is achieved by setting the upper level of the building in from the lower level and through the use of roof forms and materials which will not offend existing development in the locality.

In this way, the proposed development is consistent with Performance Outcome 1.3 of the General Neighbourhood Zone:

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

Further, the proposed development represents a high-quality design which features a range of materials and colours while also presenting an articulated and visually interesting frontage to both Shepherdson Road and Boston Avenue, which includes open style fencing treatments.

In addition, substantial areas of landscaping will be established around the building to provide outdoor play areas for children while also enhancing the appearance of the land from the streetscape. In this way, the proposed development satisfies the following ‘Design – General Development Policies’ in the Planning and Design Code:

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.*

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.

PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.

PO 3.1 Soft landscaping and tree planting is incorporated to:

- (a) minimise heat absorption and reflection*
- (b) maximise shade and shelter*
- (c) maximise stormwater infiltration*
- (d) enhance the appearance of land and streetscapes*
- (e) contribute to biodiversity.*

PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.

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.

Interface between Land Uses

As noted previously in this report, the applicant has provided an Environmental Noise Assessment prepared by Sonus. This assessment concludes that, subject to the inclusion of various acoustic treatments (detailed below), the proposed development will satisfy the requirements of the *Environment Protection (Noise) Policy 2007*:

Ground-Floor:

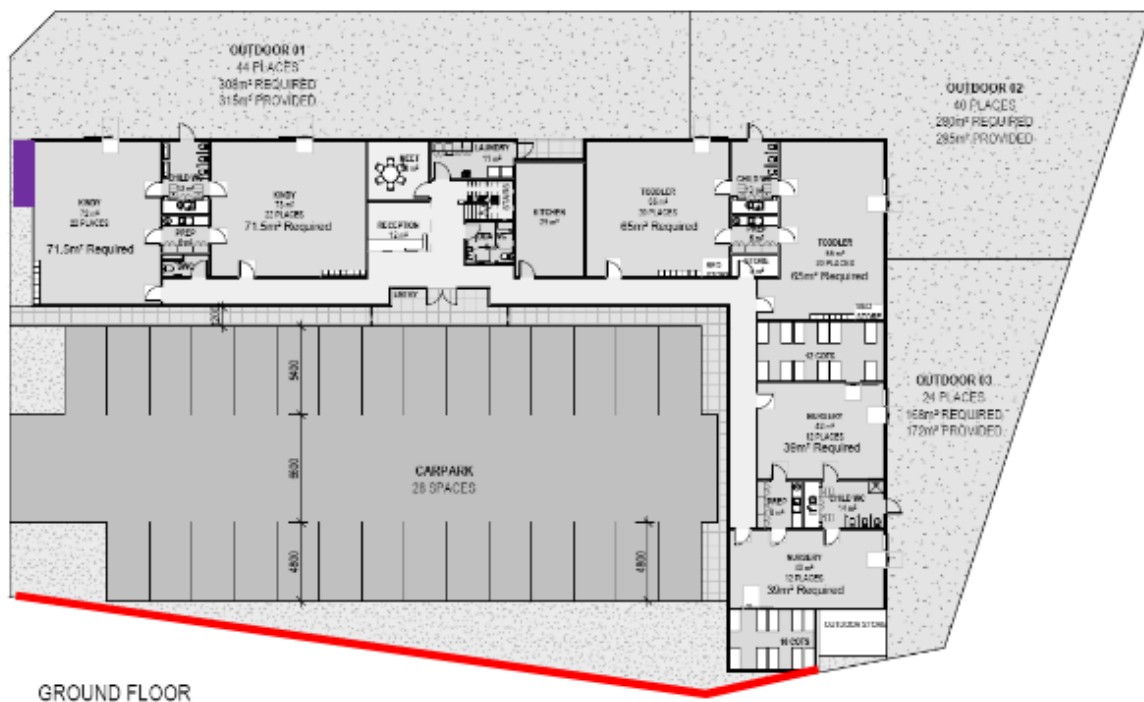
- *For the extent shown in LIGHT BLUE in Figure 1, construct a solid boundary fence to a minimum height of 1.8m above ground level (Note – plans show the fence will be 2.1m)*
- *For the extent shown in RED in Figure 2, construct a solid boundary fence to a height of 2.1m above ground level*
- *The fence to be constructed from a material such as 0.35mm BMT sheet metal (such as Colorbond or similar)*

Note: For the extent shown in GREEN & YELLOW in Figure 1, the acoustic report recommends 1.5m high and 2.1m high fencing respectively however due to these boundaries being the primary and secondary frontages, the development is to incorporate 0.8 metre-high picket style fencing affixed to the top of a 1 metre high masonry fencing, with perspex situated behind the pickets.

First-Floor:

- *No noise attenuation measures required*

Figure 2: Proposed Acoustic Treatments Adjacent Car Parking Area (Source: Sonus)



The acoustic fence heights proposed on the side and rear boundaries are generally of a residential scale, and not inappropriate within the context of this locality. Accordingly, these mitigation measures are seen to be reasonable and are not anticipated to result in unreasonable amenity impacts. The front fencing is to be a 0.8-metre-high picket style fencing affixed to the top of a 1-metre-high masonry fencing not only allowing for visibility around the corner for vehicles, it also enhances the appearance of the building from the public realm.

It is further noted that vehicular movements will be directed onto Boston Avenue in close proximity to Shepherdson Road where existing traffic associated with the two schools and other non-residential development is located. On this basis, and as discussed in further detail below, the additional traffic movements associated with the proposed development are unlikely to adversely impact existing residential development located south of Shepherdson Road.

In terms of the potential for overlooking, it is noted that the upper-storey windows will have sill heights of 2.055m (which is beyond the required 1.5m) above the upper-storey FFL limiting views to adjacent properties.

Given that the majority of the built form will be one-storey in height, with the two-storey element generously setback from boundaries, there will not be any unreasonable overshadowing of adjoining residential properties.

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, traffic movements, overlooking and overshadowing. Therefore, the proposed development is considered to satisfy the following 'Interface between Land Uses – General Development Policies' of the Planning and Design Code:

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

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.

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.*

PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in:

- a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight*

b. other zones is managed to enable access to direct winter sunlight.

PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:

a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight

b. other zones is managed to enable access to direct winter sunlight.

PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).

In addition, the development satisfies the following ‘Design – General Development Policies’:

PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.

PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.

Transport, Access, Parking and Waste Collection

As noted previously in this report, the proposed development will establish a new double-width crossover to Boston Avenue which will provide access to the car park at the rear of the building providing spaces for 27 cars. Given that the proposed development will alter the existing traffic and parking arrangements, the applicant has provided an assessment of the design and operation of the proposed development by CIRQA Traffic Consultants. CIRQA has confirmed that:

The parking area will comply with the requirements of Australian/New Zealand Standard, Parking Facilities Part 1: Off-street car parking (AS/NZS 2890.1:2004) and Australian/New Zealand Standard, Parking Facilities Part 6: Off-street parking for people with disabilities (AS/NZS 2890.6:2022) in that:

- *regular parking spaces will be 2.6 m wide and 5.4 m long (or 4.8 m long with 0.6 m overhang);*
- *the disabled parking space will be at least 2.4 m wide and 5.4 m long (with an adjacent shared space of the same dimension);*
- *the parking aisle will be at least 6.2 m wide;*
- *a 1.0 m end-of-aisle extension will be provided beyond the last parking space in the aisle;*
- *a turn-around bay will be provided at the end of the parking aisle;*
- *0.3 m clearance will be provided to all objects greater than 0.15 m in height; and*
- *pedestrian sightlines will be provided at the site’s access point.*

Vehicle access to the site will be provided via a 6.2 m wide two-way crossover on Boston Avenue, while all redundant crossovers will be reinstated as upright kerb. The access point will accommodate two-way movements with entering light

vehicles able to be driven past another light vehicle stored waiting to exit the site. All vehicles will be able to enter and exit the site in a forward direction.

The report further clarifies that;

...based on the existing volumes surveyed, the additional generation associated with the site would result in total daily volumes remaining within the respective road hierarchy classifications for the adjacent roads (major collector for Shepherdson Road and local road for Boston Avenue). The proposal would not change the nature or function of these adjacent streets.

With regards to carparking spaces, as noted earlier, 27 spaces will be provided which meet the theoretical requirements of the Code. CIRQA confirmed that;

...A parking requirement of 0.25 spaces per child for land uses classified as 'child care centres' (equivalent to a rate of one space per four children). Based upon a capacity of 108 children, the proposed child care centre would have a theoretical requirement for 27 spaces. Given that 27 spaces will be provided, the parking requirement identified within the Planning and Design Code is satisfied. Notably, the above rate includes allowance for both staff and parent/carers parking during the peak demand periods.

In terms of the impact of the additional traffic movements on the surrounding road network, it is noted that CIRQA conducted a survey of the existing traffic movements and subsequent modelling analysis which confirmed that;

... the previously approved child care centre would have generated a greater level of traffic than that associated with the current proposal, given that the capacity (with regard to child places) has been reduced for the subject proposal. The traffic impact associated with the current proposal will therefore be lower than that associated with the previous approval for the site.

It is important to note that above movement forecasts relate to the absolute peak periods associated with the child care centre. However, such periods do not typically directly align with the commuter peak hour periods on adjacent road networks (of particular note, they also do not typically align directly with peaks associated with schools). The forecasts also do not take into account 'passing trade' (i.e. parents/carers dropping children off on the way to work who would already pass the site). In reality, a portion of movements would already exist on the adjacent road network and additional movements would be less than stated above. For the above reasons, the assessment is considered conservative.

The report concludes that;

The proposal is forecast to generate in the order of 122 am peak hour and 98 pm peak hour trips. Such movements will be readily accommodated at the proposed site access and on the adjacent road network. Notably, the current proposal also represents a lower traffic generation (and impact) than the previously approved child care centre for the site.

It is further noted that Council's Traffic Engineering Team reviewed the traffic report and considered the analysis and findings to be acceptable.

For the above reasons, the proposed development satisfies the following 'Transport, Access and Parking' provisions of the Planning and Design Code:

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.

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 3.8 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 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.*

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

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

CIRQA has also confirmed that refuse collection (which will be undertaken via private contractor) can be accommodated on site.

Refuse collection will be undertaken via private contractor with the associated manoeuvres accommodated on-site (forward-in/forward-out). The site will be able to accommodate movements by an 8.8 m long Medium Rigid Vehicle (MRV). It is anticipated that such movements would be undertaken outside of opening hours.

Bin pick-up is proposed occur during the day between 7:00am and 7:00pm or between the hours of 9:00am and 7:00pm (Sundays and public holidays). This is considered to be an appropriate outcome and is not expected to result in unreasonable amenity impacts.

13. 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 the existing character of the locality which includes schools and other community services;
- Provides sufficient car parking spaces to accommodate the anticipated use;
- Will not unreasonably impact on the surrounding streets in terms of additional traffic movements;
- Represents a high-quality design which will enhance the appearance of the streetscape without adversely impacting on the amenity of the locality; and
- Has appropriately addressed potential interface issues with adjoining dwellings.

Accordingly, it is recommended that Planning Consent be granted, subject to Reserved Matter and Conditions.

14. 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 number 23025281 for Construction of a Two-Storey Childcare Centre with Associated Car Parking, Landscaping and Boundary Acoustic Fencing 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, hardstand surfaces, pavement design details and gradients; and
 - (b) Cut/fill details; and
 - (c) Retaining walls, kerbing or ramps, their design and grades; and
 - (d) To provide additional protection from stormwater within the road, the level of the driveway at the boundary is to maintain a minimum 150mm boundary rise be raised from the adjacent top of kerb in accordance with Council's standard detail SD-13; and
 - (e) Car parking dimensions, aisle widths, circulation movements and associated pavement markings and signage; and
 - (f) Pumped stormwater systems are to be designed and constructed in accordance with AS3500.3 – Section 8. This includes the provision of duplicate, alternate duty pumps, alarms and emergency storage; and
 - (g) Plans prepared are to be consistent and reflective of the advice received by third party consultants (Environmental Noise Assessment, Traffic and Parking Report, Landscape Plans and Waste Management Advice)
2. Stormwater management arrangements, including accompanying design calculations, which consider the 10% AEP minor storm and 1% AEP major storm events.

When responding to Reserved Matters 1 and 2, your attention is drawn to engineering comments provided via email on 11 October 2023.

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 |
|-------------------------------------|--|----------------|----------------|
| 3577 DA04 Rev 1 | Site Plan | 11/08/23 | Brown Falconer |
| 3577 DA05 Rev 1 | Floor Plan | 11/08/23 | Brown Falconer |
| 3577 DA06 Rev 1 | Elevation Plan | 11/08/23 | Brown Falconer |
| 3577 DA08 Rev 1 | Elevation Plan | 11/08/23 | Brown Falconer |
| 23335 Parafield Gardens CCC Issue 2 | Parafield Gardens Child Care Centre Landscape Design | 14 August 2023 | DAS Studio |
| 230237 | Stormwater Management Plan | 8 October 2023 | CPR Engineers |
| S7142.1C2 | Environmental Noise Assessment | August 2023 | SONUS |
| 23286 | Traffic and Parking Report | 21 Aug 23 | CIRQA |

2. The external surfaces of the building shall:
- a. be of new non-reflective materials; and
 - b. be finished in natural tones; and
 - c. be maintained in good condition at all times.

3. 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.
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. All driveways, car parking and manoeuvring areas as designated on the Civil Plan, requested under Reserved Matter 1 shall be constructed with brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly line marked. Driveways and car parking areas shall be established prior to commencement of use and shall be maintained at all times thereafter to the reasonable satisfaction of Council.
6. All existing crossovers made redundant by this development shall be reinstated to kerb, prior to commencement of use, in accordance with Council's kerb design standard, to the satisfaction of Council.
7. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Approved Landscaping Plan, prepared by Das Studio, dated 14 August 2023. All landscaping shall be completed, prior to commencement of use 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).
8. The approved use operating times shall be limited Monday to Friday 6:30am to 6.30pm with no activity on Saturdays, Sundays and Public Holidays.
9. Noise measured at the nearest residential property boundary shall comply with the *Environment Protection (Noise) Policy 2007* at all times.
10. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time.
11. All waste and rubbish from the activity shall be contained and stored pending removal in covered containers which shall be kept in an area screened from public view.
12. Except where otherwise approved, 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. All lighting shall be in accordance with Australian Standard 4282 – 1997 'Control of the obtrusive effects of outdoor lighting'.
13. Waste collection shall only occur as follows:
 - a. On Sundays and public holidays, between the hours of 9am and 7pm;
 - b. On any other day, between the hours of 7am and 7pm.

Advice Notes

1. 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:

- i. providing a stabilised entry/exit point to the site for all construction and trade vehicles, including contained wash down area for vehicles and equipment*
- ii. appropriately located stockpiles and storage materials*
- iii. a suitable and designated area for brick cutting and concrete works*
- iv. a contained area for paint and plastering waste and wash waters*
- v. appropriate location of noisy equipment so as to avoid unreasonable impacts to neighbours*
- vi. 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>.

2. 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.
3. The development shall be lawfully commenced by substantial work on the site of the development within 2 years from the date of Development Approval. If substantial work on the site has occurred within 2 years, the development shall be substantially or fully completed within 3 years from the date of Development Approval.
4. This Development Approval does not constitute land owners approval. The following applies to any works on Council land:
 - i. 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.
 - ii. 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 root expansion.

- iii. 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;
 - iv. It is the developers/owners 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.
5. The Council approved plans should be available on site at all times while performing the building work.
6. 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.
7. 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>
8. 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 –

- i. On any Sunday or public holiday;
- ii. After 7pm or before 7am on any other day.

ATTACHMENTS

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

1. Application documentation [↗](#)
2. Copy of Sign on Land and Representations [↗](#)
3. Applicant's Response to Representations [↗](#)
4. Extract of Planning and Design Code - Extract 1 September 2023 [↗](#)

Appendix 1

Application Documentation



Item 8.1.1 - Attachment 1 - Application documentation



ACKNOWLEDGEMENT TO COUNTRY

Ekistics respectfully acknowledges the traditional owners and custodians of the land on which we work and we pay our respects to Elders past and present.



PROPRIETARY INFORMATION STATEMENT

The information contained in this document produced by Ekistics Planning and Design (ABN 39 167 228 944) is solely for the use of the Client as identified on the cover sheet for the purpose for which it has been prepared and Ekistics Planning and Design undertakes no duty to or accepts any responsibility to any third party who may rely upon this document. All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Ekistics Planning and Design.

| Revision | Description | Author | Date |
|----------------|---|-----------|----------------|
| V1 | Draft Planning Statement | R Gagetti | 03 August 2023 |
| V2 | Updates – Change in roof form | R Gagetti | 28 August 2023 |
| | | | |
| | | | |
| Approved by | Signature | Position | |
| Rebecca Thomas |  | Director | 24 August 2023 |



CONTENTS

| | |
|----------------------------|----|
| 1. EXECUTIVE SUMMARY | 5 |
| 2. INTRODUCTION | 7 |
| 3. BACKGROUND | 8 |
| 4. THE SITE AND LOCALITY | 9 |
| 5. PROPOSED DEVELOPMENT | 13 |
| 6. PROCEDURAL REQUIREMENTS | 18 |
| 7. PLANNING ASSESSMENT | 20 |
| 8. CONCLUSION | 32 |

APPENDICES

| | |
|------------------------------------|----|
| CERTIFICATES OF TITLE | 34 |
| ARCHITECTURAL PLANS BROWN FALCONER | 35 |
| LANDSCAPE PLAN DAS STUDIO | 36 |
| ACOUSTIC REPORT SONUS | 37 |
| TRAFFIC AND PARKING REPORT CIRQA | 38 |
| STORMWATER MANAGEMENT PLAN CPR | 39 |



1. EXECUTIVE SUMMARY

| Category | Details | |
|-------------------------------|---|---|
| ADDRESS OF SITE | 12-16 Shepherdson Road, Parafield Gardens | |
| FIRST NATIONS COUNTRY | Kaurna | |
| CERTIFICATES OF TITLE | 12 Shepherdson Rd: Lot 26 in Certificate of Title Volume 5412 Folio 690 14 Shepherdson Rd: Lot 46 in Certificate of Title Volume 5284 Folio 997 16 Shepherdson Rd: Lot 47 in Certificate of Title Volume 5412 Folio 690 | |
| ALLOTMENT AREA | Approximately 2,496m². | |
| ALLOTMENT FRONTAGE/S | Primary Frontage: 64 metres (approx.) to Shepherdson Road Secondary Frontage: 31 metres (approx.) to Boston Avenue | |
| LOCAL GOVERNMENT | City of Salisbury | |
| RELEVANT AUTHORITY | City of Salisbury Assessment Panel or the Council Assessment Manager | |
| PLANNING AND DESIGN CODE | Version 2023.12 (Published on 17 August 2023) | |
| ZONE | General Neighbourhood Zone | |
| OVERLAYS | <ul style="list-style-type: none">Airport Building Heights (Regulated) (All structures over 45 metres)Affordable HousingBuilding Near AirfieldsDefence Aviation Area (All structures over 90 metres) | <ul style="list-style-type: none">Prescribed Wells AreaRegulated and Significant TreeStormwater ManagementTraffic Generating DevelopmentUrban Tree Canopy |
| EXISTING USE | Three detached dwellings with associated domestic outbuildings | |
| PROPOSAL DESCRIPTION | Childcare facility together with associated façade signage, carparking, retaining, fencing and landscaping | |
| CLASSIFICATION OF DEVELOPMENT | Element | Assessment Pathway |
| | Childcare Facility | Performance Assessment |
| | Retaining and Fencing | Performance Assessed |



| Category | Details |
|---------------------|--|
| | Advertising Performance Assessed |
| PUBLIC NOTIFICATION | Required |
| REFERRALS | N/A |
| APPLICANT | Development Holding Pty Ltd |
| CONTACT PERSON | Rob Gagetti – Senior Associate 0426 246 297 |
| OUR REFERENCE | 01485-002 |



2. INTRODUCTION

This planning statement has been prepared in support of a development application by Development Holdings Pty Ltd to establish a childcare centre on land located 12, 14 and 16 Shepherdson Road, Parafield Gardens.

This planning statement provides information about the subject site and proposed development and addresses the merits of the development application against the relevant provisions of the Planning and Design Code.

For the purposes of this Statement, the *Planning, Development and Infrastructure Act 2016* will be referred to as the 'PDI Act', the *Planning, Development and Infrastructure (General) Regulations 2017* will be referred to as the 'PDI Regulations' and the Planning and Design Code will be referred to as the 'Code'.

This planning statement has been informed by the following plans and supporting documentation appended to this report:

- **Appendix 1:** Certificates of Title
- **Appendix 2:** Architectural Plans (Brown Falconer)
- **Appendix 3:** Landscape Plan (Das Studio)
- **Appendix 4:** Acoustic Report (Sonus)
- **Appendix 5:** Traffic and Parking Report (CIRQA)
- **Appendix 6:** Civil plans and stormwater methodology (CPR).



3. BACKGROUND

By Decision Notification dated 29 September 2022, the City of Salisbury Assessment Panel granted Planning Consent for the “construction of a two-storey child care centre with basement car park, landscaping and boundary acoustic fencing” over land located at 14-16 Shepherdson Road, Parafield Gardens. The approved design is illustrated in Figure 3-1.

Source: insite Architects plans contained within CAP Agenda (27 September 2022)



Figure 3-1 - Approved Design (Shepherdson Road elevation)

The subject land has subsequently been sold to the Applicant, who proposes to establish a childcare centre, albeit in a modified form to accommodate the operator's requirements. The 'development site' for the revised design is also proposed to change, and will be expanded to encompass 12, 14 and 16 Shepherdson Road.

The approved childcare centre was to accommodate 114 children, whilst the proposed childcare centre will accommodate 108 children.



4. THE SITE AND LOCALITY

4.1. The Site

The subject site comprises three residential allotments located at 12, 14 and 16 Shepherdson Road, Parafield Gardens. Each allotment is formally identified as follows:

- 12 Shepherdson Road – Lot 26 in Certificate of Title Volume 5642 Folio 749;
- 14 Shepherdson Road – Lot 46 in Certificate of Title Volume 5284 Folio 997; and
- 16 Shepherdson Road – Lot 47 in Certificate of Title Volume 5412 Folio 690.

The Certificates of Title provided in **Appendix 1** confirm that each allotment is free of easements and any other ‘Schedule of Dealings’ and ‘Notations’ which may impact the development potential of the land.

Each allotment accommodates single storey dwellings together with ancillary residential buildings. Dwellings have a primary frontage to Shepherdson Road, with vehicle access to Lots 26 and 46 also obtained via this road. Lot 47 also has a secondary frontage to Boston Avenue, with vehicular access also obtained from this street. The Shepherdson Road verge (adjacent the site) accommodates a sealed footpath, which connects with a pedestrian crossing that leads to the northern side of Shepherdson Road which includes a primary school and retirement village. There is no footpath on the eastern side of the Boston Avenue (directly adjacent the site).

Both Shepherdson Road and Boston Avenue are local roads under the care and control of the City of Salisbury. However, Shepherdson Road is also a ‘collector road’ which connects with Salisbury Highway.

The land accommodates some mature vegetation, including several mature trees, none of which are Regulated. The land is mostly flat, but for a very minor fall to the south.

Images of the site are displayed in Figure 4-1.



Figure 4-1 - Site Images



4.2. The Locality

The defined locality illustrated in Figure 4-2 has been informed by an inspection of the site and locality, together with the nature and scale of the proposed development.



Figure 4-2 - Locality (hatched red)

The locality comprises a mix of commercial, educational, religious and residential uses.

The southern side of Shepherdson Road is characterised almost entirely by low density residential development which primarily takes the form of single storey detached dwellings. Located on the corners of Salisbury Highway and Shepherdson Road (southern side) is a Retail Fuel Outlet.

The northern side of the Shepherdson Road comprises the Helping Hand Parafield Gardens nursing home and retirement village, which shares a site with the Waypoint Uniting Church. To the north-west is the Parafield Gardens Primary School. Although beyond the defined locality, the school grounds also encompass the Parafield Gardens Primary School Out of School Hours Care facility and the Parafield Gardens Children Centre.

Images of the locality are displayed in Figure 4-3.



Figure 4-3 - Locality Images



5. PROPOSED DEVELOPMENT

The proposed development involves the establishment of a childcare centre, which is a form of 'child care facility' defined within Part 9 of the Planning and Design Code as follows:

Child care facility: Means a place primarily for the care or instruction of children of less than primary school age, children with special needs or out-of-school-hours care (including vacation care) and not resident on the site.

The childcare centre will accommodate a total of 108 children and will operate between the hours of 6:30am and 6:30pm Monday to Friday.

5.1. Design Overview

Building perspectives for the development are provided in Figure 5-1 below.





Figure 5-1 - Building perspectives



The ‘L-shaped’ building is orientated to address its primary frontage to Shepherdson Road and the carpark to the south. The Shepherdson Road façade is fenestrated with glazing, feature timber cladding, signage, hipped and gabled-ended roof forms and a projecting verandah.

Notwithstanding the building’s primary frontage to Shepherdson Road, pedestrian access is gained directly via the carpark, which is positioned to the rear (south) of the building with access from Boston Avenue. Timber battens and a recessed porch defines the pedestrian entry to the building.

Although predominantly single storey in height, the building design does incorporate a confined second level, partially recessed into the roof space and accommodating upper-level staff and amenity spaces. The single storey component of the building extends to a height of 6m, with the upper level extending to a height of 8.1m (approx.). Sill heights to upper level windows commence 2.05 metres above the FFL.

The material palette for the building is illustrated in Figure 5-2 below. External wall cladding will consist of grey render and white ‘Weathertex’ (timber look) cladding to those facades with the greatest level of visibility from the public realm. The building roof will consist of Surfmist Colorbond® with a corrugated profile.



Figure 5-2 - Materials Palette

The building accommodates a front setback of 7.7 metres to the Shepherdson Road property boundary, and a secondary setback of approximately 1.3 metres to the Boston Avenue boundary. Setbacks to the eastern (side) boundary range from 4.2 metres to 16.4 metres. At its closest point, the building is positioned 1.38 metres from the southern property boundary, with building setbacks increasing to accommodate the carpark.

5.2. Advertising

Advertising is limited to two (2) façade signs attached to the northern and southern building elevations. Each non-illuminated sign will cover an area of 6.2m², will be used for business identification purposes and will consist of 3-dimentional acrylic lettering and business logos affixed to the building.

5.3. Landscaping and Fencing

The landscape plan prepared by Das Studios is provided in **Appendix 3**.

Outdoor play spaces have been intentionally sited to the front and side of the building to complement the existing character of the southern side of Shepherdson Road which is lined by open and vegetated front yards.



The landscape plan includes an assortment of trees, understorey shrubs and ground covers lining the outer perimeter of the outdoor play spaces, with species selected to provide shade from northern sun, soften the appearance of the building and to complement established vegetated front gardens which are characteristic of the locality.

Generously sized landscape beds also line the outer perimeter of the carpark, and accommodate a variety of trees, understorey shrubs and ground covers.

We note that the landscape plan prepared is conceptual with final plant species, planting locations and numbers to be confirmed during the detailed design phase of the project. Additional landscaping may also be established throughout the outdoor play space, following handover of the site to the centre operator.

Fencing to the site's primary frontage to Shepherdson Road extends to a height of 1.8m and consists of a 1-metre block rendered wall, with 0.8 picket style fencing above. The low block wall provides a compulsory safety barrier to the outdoor play space whilst the semi-transparent picket style fence is designed to complement the established residential character, and to facilitate views of the landscaped outdoor play space beyond. Perspex to the inside of the fence is proposed to achieve the acoustic requirements referenced within the acoustic report. The fence continues along the Boston Avenue return, albeit at an increased height of 2.1 metres in accordance with the Sonus report.

Colorbond® fencing is proposed to all other property boundaries, with heights ranging between from 1.8 metres (eastern boundary) to 2.1 metres (southern boundary) as per the recommendations outlined within the acoustic report.

5.4. Traffic and Parking

A Traffic and Parking report has been prepared by CIRQA and is contained within **Appendix 5**.

The carpark accommodates 27 spaces including one disabled space directly adjacent the building entry. All vehicle movements to and from the site will be via Boston Avenue.

Unlike the approved development, the proposed development has been designed to accommodate the onsite collection of waste by a private waste contractor. Waste will be collected whilst the facility is not in operation, between the hours of 7:00am and 7:00pm, or between the hours of 9:00am and 7:00pm (Sunday's and public holidays). A dedicated and screened waste storage area is positioned to the south of the carpark.

5.5. Siteworks and Drainage

The stormwater management plan, together with an associated stormwater methodology and calculations is provided in **Appendix 6**. MUSIC Modelling confirming the attainment of Council's water quality targets will be submitted separately.

The building Finished Floor Level is set at 11.55, which sits approximately 300mm above the Shepherdson Road water table level to protect against flooding.

The development includes a total of 34kL of detention provided including three, 4kL rainwater tanks capturing roof water collected from the northern and eastern aspects, and 22kL of carpark detention capturing roof water from the southern and western roof aspects, as well as surface water collected from the carpark.



The detention volume and discharge rates have been informed by the following Council requirements:

“Post-development stormwater flows are to be restricted to the equivalent predevelopment stormwater flows for 10-year Average Recurrence Interval (ARI) to handle minor rainfall events and a 100-year ARI to accommodate major rainfall events.” (CPR Stormwater Report).

All surface water collected from the carpark (as well as surface water collected from the southern and western roof aspects) will be treated in a gross pollutant trap prior to discharging to the water table. The gross pollutant trap has been selected to achieve the following water quality targets specified by Council:

- I. 80% retention of the typical urban annual load for Total Suspended Solids
- II. 60% retention of the typical urban annual load for Total Phosphorus
- III. 60% retention of the typical urban annual load for Total Nitrogen
- IV. 100% retention of the typical urban annual load for Gross Pollutants (litter)
- V. No visible oil flows up to the 3month ARI peak flow

The CPR stormwater plan notes the height and extent of all boundary retaining walls, all of which are limited to heights of 300mm along the eastern and southern boundaries, or a combined retaining wall and fencing height of 2.1 metres (eastern boundary) and 2.4 metres (southern boundary).



6. PROCEDURAL REQUIREMENTS

6.1. Relevant Authority

The relevant authority to determine the development application will be the City of Salisbury Council Assessment Panel or the Council Assessment Manager as per Section 93(1)(a) or 96 of the PDI Act.

6.2. Policy Framework

The Planning and Design Code (Version 2023.12), together with the SA Property and Planning Atlas (SAPPA), identifies that the Site is located within the **General Neighbourhood Zone**. All other land within the defined and broader locality is also located within the General Neighbourhood Zone.

The following Overlays applied to each of the allotments which make up the 'development site':

- Airport Building Heights (Regulated) (all structures over 45 metres)
- Affordable Housing
- Building Near Airfields
- Defence Aviation Area (All structure over 90 metres)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Of the above-mentioned overlays listed, the following are not relevant to the proposed development:

- Airport Building Heights – The development does not exceed 45 metres in height;
- Defence Aviation Area – The development does not exceed 90 metres in height;
- Stormwater Management – Overlay relates only to residential development; and
- Urban Tree Canopy – Overlay relates only to residential development.

6.3. Nature of Development

In our opinion the nature of development is best described as follows:

A two-storey childcare centre accommodating 108 places, together with associated advertising, fencing, retaining carparking and landscaping.”

The following classifications are assigned to each 'element':



| Element | Classification | Provisions Assigned by Code? |
|--|----------------------|------------------------------|
| Child care facility (childcare centre) | Performance Assessed | No |
| Advertising | Performance Assessed | No |
| Fencing and retaining | Performance Assessed | Yes |

6.4. Public Notification

All forms of development within the General Neighbourhood Zone are subject to notification except where otherwise listed as an excluded (exempt) form of development within Table 5. Because a 'child care facility' is not listed as an exempt form of development, the proposal will be subject to public notification.

6.5. Agency Referrals

Agency referrals are prescribed by individual Overlays (Procedural Matters – Referral), with additional agency referrals prescribed within Part 9 – Referrals of the Planning and Design Code.

In our opinion, the proposed development does not trigger any state agency referrals.



7. PLANNING ASSESSMENT

The following section provides an assessment of the proposal against the relevant Planning and Design Code Desired Outcomes (DOs) and Performance Outcomes (POs). This assessment is grouped under a series of headings which address specific aspects of the proposed development.

7.1. Land Use and Intensity

The following Zone provisions are particularly relevant to the proposed land use and its intensity:

- 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 1.1:** Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.
- 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 open space and recreation facilities.

Although the General Neighbourhood Zone is predominantly a residential zone, it is also a zone which clearly contemplates various non-residential uses including “employment and community service uses” such as a ‘pre-school’ (which includes a childcare centre).

The suitability of non-residential land uses is subject to an assessment against PO 1.2 which (amongst other things) governs the scale and intensity of non-residential development established within the Zone. Whereas, PO 1.2(a) suggests that offices, shops and consulting rooms should be limited in scale, PO 1.2(b) does not apply such a restriction to community service uses “*such as educational facilities, community centres, places of worship, childcare facilities and other health and welfare services*”. In our opinion the Code clearly seeks to distinguish between those non-residential ‘commercial’ land uses which should be small in scale, and other non-residential ‘community service’ uses where there are no specific limitations on scale. If this were not the case, there would be little reason for PO 1.2 to distinguish shops, offices and consulting rooms from community service uses (PO 1.2(a) and PO 1.2(b)).

Community service uses (including educational establishments and places of worship) are (by their very nature) generally larger in scale. For example, the northern side of Shepherdson Road accommodates a number of larger scale community service uses



including the existing primary school, place of worship and aged care facility, all of which reside within the General Neighbourhood Zone.

The proposed childcare centre (including its scale and intensity) is entirely consistent with the provisions of the Zone, and offers a compatible and complementary community service use, given its proximity to other similar community service uses directly opposite the site.

Finally, the intensity of the now proposed 108-place childcare centre is less than the intensity of the approved, 114-place childcare centre.

7.2. Building Design

Zone PO 1.3 seeks to ensure non-residential development is sited and designed to complement the residential character and amenity of the neighbourhood.

The development has been carefully designed to complement the established residential character which exists on the southern side of Shepherdson Road. In accordance with Zone PO 4.1 and DPF 4.1, the building is predominantly single storey in nature, with the confined second level recessed into the roof space to limit its visual impact, mass and scale at the interface with adjacent dwellings, whilst also preserving the existing residential character where single storey-built form prevails. When compared with the approved development, the proposed development is lower in scale.

The proposed carpark is positioned to the rear of the building and is entirely screened from Shepherdson Road by the building. Placed between the building and Shepherdson Road is the outdoor play space which replicates front yards of adjacent residential properties and supports the establishment of tree plantings, continuing the theme of vegetated front yards which is characteristic of the locality, as per Zone PO 3.1:

PO 3.1: Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

The appearance and materiality of the building is also consistent with the established residential character of the locality. A residential material palette is proposed, comprising Surfist Colorbond® roofing and gutters, and off-white timber look cladding, with vertical feature timber cladding for additional articulation, and to define the building's primary entry. The variation in roof form and projecting verandah provides a sense of depth and creates visual interest. The building's primary orientation to Shepherdson Road is consistent with the established pattern of residential development, with picket fencing accommodating opportunities for passive surveillance of the public realm. The materiality and design of the building is aligned with the following General Policy (Design in Urban Areas) provisions of the Code:

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 2.1: Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.

PO 2.2: Development is designed to differentiate public, communal and private areas.



- PO 2.3:** Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.
- PO 2.4:** Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.
- PO 2.5:** Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.

Zone PO 5.1 seeks to ensure buildings are set back to preserve the established and prevailing setback pattern within the locality. One way to achieve this outcome is expressed in DPF 5.1 which suggests that the building should be set back at least 5 metres from its primary frontage to Shepherdson Road. The proposed front setback of 7.7 metres exceeds the minimum recommended setback recommended by DPF 5.1.

The building's secondary setback to Boston Avenue of 1.32 metres exceeds the recommended secondary setback of 0.9 metres prescribed by DPF 6.1. Similarly, the building's side boundary setback to the eastern boundary of 4.24 metres (approx.) at its closest point comfortably exceeds the minimum recommended side setback of 0.9 metres expressed in DPF 8.1.

PO 9.1 provides guidance on setbacks to rear boundaries, suggesting that buildings should be sited to preserve the residential character, maintain adequate space for landscaping and vegetation as well as natural light and vegetation. DPF 9.1 provides one way to achieve the requirements of PO 9.1, suggesting that the ground floor of buildings should be set back 4 metres from rear boundaries, with upper levels set back 6 metres from rear boundaries. At its closest point, the building is positioned approximately 0.3 metres from the southern boundary shared with 5 Ormsby Avenue. However, the southern elevation wall will be positioned alongside domestic outbuildings associated with the adjoining property. Further, the wall in proximity to the southern boundary is limited in length and the balance of the building is generously set back from the southern boundary, with the carpark placed between the building and the adjoining properties to the south.

Further to the above discussion, the building's rear setback satisfies the intent of PO 9.1 in that building will not adversely impact on residential amenity or character and will also preserve access to natural light and ventilation.

Further to the above discussion, the siting, design and form of proposed development is aligned with the relevant zone and general policy provisions set out within the Code.

7.3. Environmental Performance

PO 4.1 of the Design in Urban Areas module seeks to ensure buildings are sited, designed and orientated to maximise access to natural light. Consistent with this provision, the building is orientated to the north, with façade glazing maximising access to natural light throughout the building. Similarly, outdoor play spaces are also orientated to the north and east, whilst the carpark is positioned to the south of the building to minimise urban heat loads.

In accordance with Design in Urban Areas PO 4.2 and PO 4.3, the length of west-facing wall is limited to reduce heat loads generated by the afternoon sun. Further, verandahs extending from the northern and eastern elevations will provide shade and



protection from the summer sun, whilst still allowing access to natural light throughout the winter (when the sun is positioned on a lower axis).

Further to the above discussion, the proposed development is highly aligned with the relevant environmental performance provisions set out within the Design in Urban Areas module of the Code.

7.4. Landscaping

The landscape plan prepared by Das Studios is provided in **Appendix 3**.

Landscaping consists of trees, shrubs and ground covers placed around the perimeter of outdoor play spaces and the carpark. As discussed above, the placement of the outdoor play space between the building and Shepherdson Road creates the opportunity to establish landscaping that complements the established residential character which includes vegetated front yards. Vegetation placed along the frontage to Shepherdson Road will also assist to soften the visual impact of the building, as per PO 3.1 of the Design in Urban Areas module:

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.

Design in Urban Areas PO 7.4, 7.5 and 7.6 seek to ensure parking areas incorporate landscaping to soften the appearance of hard stand areas, enhance amenity and provide shade to parked vehicles. Consistent with these provisions, the design incorporates generously sized landscape beds to the west and south of the carpark. Within these spaces, landscaping includes small, medium and large trees, selected to provide shade to parked vehicles.

The selection of plants and trees, including their placement will also ensure sightlines into the carpark are maintained.

Finally, whilst not directly applicable to the assessment of the application (given its non-residential nature), the quantum of soft landscaping equates to approximately 37.8% of the total site area, which exceeds the minimum recommended amount of landscaping for residential development expressed in DPF 22.1 of 25%, with at least 30% provided between the primary street boundary and building line.

Further to the above discussion, the proposed landscape design is aligned with the relevant provisions of the Code.



7.5. Fencing Design

Fencing within 6 metres of the Boston Avenue and Shepherdson Road intersection constitutes development as the fencing exceeds 1 metre in height and a 4 x 4 metre corner cutoff has not been provided.¹ Similarly, retaining and fencing to the southern boundary also constitutes 'development' as the combined height of these structures exceeds 2.1 metres.²

Fencing to primary and secondary street boundaries is common within the locality. As illustrated in Figure 7.1 below, such fencing varies in design and includes Colorbond® fencing as well as fencing comprising brick and rendered pillars with palisade infill.



Figure 7-1 - Front boundary fencing

All proposed fencing is of a height and design which is entirely consistent with the established residential character of the locality. Fencing to the Shepherdson Road and Boston Avenue property boundaries is limited in height and incorporates picket style fencing affixed to the top of a 1-metre-high masonry wall. The design and height of the front boundary fencing is consistent with existing fencing evident within the locality. The combined height of all other side and rear boundary fencing (reaching a maximum a height of 2.4 metres) is not unreasonable within a residential setting and will not result in adverse impacts on residential amenity.

The proposed fencing design is aligned with PO 9.1 of the Design in Urban Areas module of the Code:

¹ Refer to Sch. 4 Cl. 4 (1)(d)(iii) of the PDI Regulations.

² Refer to Sch. 4 Cl. 4(1)(d)(i) of the PDI Regulations



- PO 9.1:** Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.

7.6. Advertisements

The development includes two, non-illuminated façade signs attached to the northern and southern building elevations.

The advertising displays are aligned with the relevant Advertisements provisions of the Code in that:

- The displays are limited in number, sit below building facades and are not illuminated (PO 1.1, 1.2);
- The signs are attached to the building facades and form an integral element of the building design (PO 1.4);
- Each sign is limited in size and scale to preserve the residential character of the locality (PO 1.5); and
- The signs are used for identification purposes only, and display information relating to the proposed use of the land (PO 2.1, 2.3 and 3.1).

7.7. Interface Considerations

7.7.1. NOISE CONSIDERATIONS

The design of the development has been informed by the acoustic assessment performed by Sonus (**Appendix 4**).

Relevant to the assessment of interface impacts relating to noise are the following General Policy (Interface between Land Uses) provisions of the Code:

- 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.
- 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.
- PO 4.1:** Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).



Noise-related impacts associated with the operation of childcare centres includes noise generated by the use of outdoor play spaces, carpark activity, mechanical plant and the collection of waste.

The orientation and positioning of Outdoor areas 01 and 02 adjacent Shepherdson Road overcomes the need for excessive acoustic fencing. That is, to manage noise generated by the use of play spaces, Sonus recommends the installation of 1.5 and 2.1 metre high fencing along the northern and western side boundaries respectively, with such fencing designed to the specifications outlined within the acoustic report. With this fencing installed, Sonus estimates that the highest predicted noise level to result from children playing will be 49dB(A) at the closest sensitive receivers. This predicted noise level does not exceed the maximum recommended noise level set out within the Guidelines for Community Noise published by the World Health Organisation of 50dB(A).

Noise generated by carpark activity and mechanical plant is assessed against PO 4.1, with the corresponding DPF suggesting that maximum noise levels should be in accordance with Environment Protection (Noise) Policy (the 'Noise Policy'). To manage noise generated by mechanical plant, Sonus recommends the installation of a 2.1 metre high Colorbond® fence along the rear (southern) boundary and the placement of mechanical plant between the western elevation and the Boston Avenue property boundary. With the application of a noise penalty to account for the unique nature of the noise generated by carpark activity and mechanical plant, Sonus concludes that the 2.1-metre-high acoustic fencing to the southern boundary will ensure noise levels at adjacent sensitive receivers to the south will not exceed the maximum allowable noise levels referenced within the Noise Policy.

With the recommended acoustic measures in place, Sonus also predicts that maximum noise levels experienced at sensitive receivers will not exceed the instantaneous maximum noise level (L_{max}) prescribed by the Noise Policy.

To manage the impact of noise generated by waste collection services, the Noise Policy prescribes that waste collection should occur during between the hours of 9:00am and 7:00pm, except for Sundays and public holidays where waste collection should occur between the hours of 7:00am and 7:00pm. As waste is to be collected by a private contractor, the hours of collection can be managed in accordance with the recommendations of the Noise Policy.

Details of all proposed fencing is provided on Dwg. No DA04 within **Appendix 2**. As the fencing has been designed in accordance with the recommendations set out within the Sonus acoustic report, we are of the opinion that the proposed development satisfies the relevant Interface between Land Uses provisions of the Code pertaining to noise impacts.

7.7.2. OVERLOOKING

To manage overlooking from upper-level windows facing south, all windows sills are located more than 1.5 metres above the upper finished floor level in accordance with PO 10.1 and DPF 10.1 of the Design in Urban Areas module:

PO 10.1: Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.

DPF 10.1: Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:

- (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm



- (b) have sill heights greater than or equal to 1.5m above finished floor level
- (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.

7.7.3. OVERSHADOWING

Whilst the development incorporates an upper level, a single storey building profile is maintained which in-turn assists with the management of overshadowing. Additionally, any overshadowing to be generated by the development will likely fall onto the proposed carpark, rather than adjoining residential properties.

7.7.4. LIGHT SPILL

The Building Near Airfields Overlay seeks to ensure lighting for non-residential uses does not adversely affect the operation and safety requirements of certified commercial and military airfields, airports, airstrips and the like. Additionally, the Interface between Land Uses provisions seek to ensure external lighting is designed to manage adverse impacts on adjacent sensitive receivers (PO 6.1).

Whilst lighting will be installed within the carpark (to support limited evening use in accordance with the proposed hours of operation), the specific nature and design of such lighting is yet to be confirmed and will instead be resolved during the detailed design phase of the project. Notwithstanding, we understand that such lighting will be limited to bollard lighting installed along the perimeter of the carpark and along the pedestrian path which leads to building entry. Accordingly, we anticipate that light spill is capable of being managed in accordance with the Australian Standards, to minimise adverse impacts on residential amenity.

Adherence with the relevant Australian Standards to control the effects of obtrusive lighting and/or the provision of additional detail concerning lighting could be addressed via conditions of consent.

7.8. Traffic and Parking

The Traffic and Parking report prepared by CIRQA is provided in **Appendix 5**. The findings of the CIRQA assessment have been considered with reference to the relevant provisions set out within the General Policy (Transport Access and Parking) module and the Traffic Generating Development Overlay.

7.8.1. ONSITE PARKING

PO 5.1 of the Transport Access and Parking module seeks to ensure development is provided with sufficient onsite parking to meet anticipated demands. The corresponding DPF outlines one way to achieve the PO, suggesting that parking should be provided in accordance with the rates expressed in Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements. In relation to childcare centres, Table 1 prescribes a parking rate of 0.25 spaces per child, which equates to 27



parking spaces for the proposed 108-place childcare centre. The proposed onsite provision of 27 spaces therefore meets the minimum rates prescribed by the Code.

CIRQA also confirms that the carpark has been appropriately designed in accordance with the relevant Australian Standards in that:

- The dimensions of each regular space and the disabled space achieves the requirements set out within the Australian Standards;
- The parking aisle is 6.2m in width to accommodate two-way movements;
- A 1m wide extension has been provided to facilitate egress movements from end parking spaces;
- A turn-around bay is provided to facilitate forward movements into and from the carpark;
- Prescribed vehicle clearances are maintained; and
- Adequate pedestrian sightlines are provided at the site's access point.

In addition to the above, the carpark design includes one (1) disabled parking space and shared spaces, conveniently positioned adjacent the site entry in accordance with Transport, Access and Parking PO 4.1:

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

7.8.2. PEDESTRIAN MOVEMENTS

PO 6.4 of the General Development Policy (Traffic, Access and Parking) module seeks to ensure development incorporates safe and convenient pedestrian paths. Consistent with this provision, the carpark incorporates a designated pedestrian path which provides connection with Boston Avenue.

7.8.3. WASTE MANAGEMENT

PO 6.6 of the General Development Policy (Transport Access and Parking) module seeks to ensure carparks are designed to accommodate the onsite loading and unloading of service vehicles.

Swept turning paths for a medium rigid waste vehicle provided within the CIRQA report demonstrates that service vehicles are capable of entering and exiting the subject site in a forward direction (following collection of waste from the dedicated and screened waste storage area). As all waste will be collected by a private waste contractor, timing for collection is capable of being controlled by the operator and will occur whilst the centre is not in operation.

7.8.4. TRAFFIC GENERATION

Traffic generation rates have been determined using traffic generation rates developed by the TEF Consulting and the RTA in September 2015. Applying these rates, CIRQA estimates that the proposed development will generate in the order of 122am peak hour and 98 pm peak hour vehicle movements (although CIRQA notes that the rates identified are higher than typically experienced for childcare centres in Greater Adelaide).

Figure 7-2 identifies the likely additional traffic movements into/from the site and at the adjacent intersection.

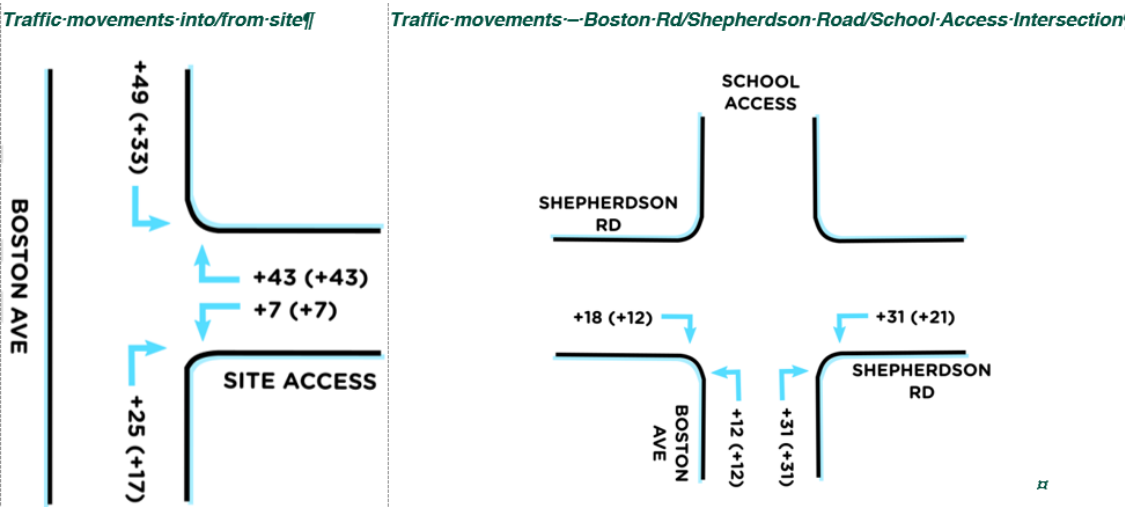


Figure 7-2 - Traffic Distribution

To determine impacts of the development on the Shepherdson Road/Boston Avenue intersection, CIRQA conducted a SIDRA analysis which revealed that the adjacent intersection would not be significantly impacted by the additional traffic generated by the development. That is the 'Level of Service' associated with each analysed movement will remain unchanged, with minimal changes in delays and queues. The analysis also considered delays associated with vehicles giving way to pedestrians at the Emu Crossing.

CIRQA also notes that the additional traffic generated by the development is not expected to change the nature or function of the adjacent road network.

Finally, it is noted that the volume of traffic to be generated by the childcare centre is similar to, but marginally lower than the volume of traffic predicted to be generated by the approved childcare centre.

Accordingly, the proposed development aligns with the following General Development Policy (Transport, Access and Parking) provisions of the Code:

- 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 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.

7.8.5. ASSESSMENT AGAINST THE TRAFFIC GENERATING DEVELOPMENT OVERLAY

Given the site's proximity to Salisbury Highway (an arterial road), the proposed development is also subject to an assessment against the relevant provisions of the Traffic Generating Development Overlay, which seeks the following Desired Outcomes:

- 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.

The development does not propose direct access onto the Salisbury Highway. Rather movements to/from the site from Salisbury Highway will be via Shepherdson Road, a designated collector road which carries in the order of 6,500 vehicles per day. As noted by CIRQA, additional traffic generated by the development will be negligible and will not adversely impact on the function of the Salisbury Highway.

7.9. Stormwater Management

The stormwater management plan, together with associated calculations is provided in **Appendix 6**.

The following provisions of the General Development Policy (Design in Urban Areas) module relates to the collection, treatment and disposal of stormwater:

General Policy – Design in Urban Areas

- 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 spring
- PO 42.1:** Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.
- 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.



In accordance with PO 42.3, the stormwater system incorporates above-ground detention systems with discharge rates controlled to ensure post development flows do not exceed pre-development rates. The capacity of the detention systems together with stormwater discharge rates have been informed Council's specific requirements for detention, with calculations based on both the 10 year and 100 year ARI event.

Water collected from the carpark will also be treated in a gross pollutant trap (or similar) to ensure the quality of surface water runoff is preserved, in accordance with PO 5.1, 42.1 and 42.2, and to achieve Council's specific water quality targets. MUSIC Modelling confirming the compliance with specified water quality targets are to be separately provided.

Finally, and whilst not specifically listed as a PO/DPF, the nominated FFL ensures a 300mm freeboard above the Shepherdson Road kerb level is maintained, to protect against flooding.

Further to the above-mentioned discussion, the stormwater management system has been designed in accordance with Water Sensitive Urban Design (WSUD) provisions set out within the Code.



8. CONCLUSION

This development application seeks Planning Consent to establish a 108-place childcare centre together with associated landscaping, advertising, carparking, fencing and landscaping at 12-16 Shepherdson Road Parafield Gardens.

Following an inspection of the subject site and locality, a review of the proposed plans and associated specialist reports accompanying the application, and a detailed assessment of the proposed development against the relevant provisions of the Planning and Design Code, we have formed the opinion that the proposed development represents appropriate and orderly development which accords with the relevant provisions of the Code for the reasons summarised below:

- A childcare centre is an envisaged use within the General Neighbourhood Zone.
- Additionally, the proposed use is conveniently located in proximity to other complementary non-residential community service uses situated on the northern side of Shepherdson Road.
- Unlike other forms of non-residential uses (such as offices, shops and consulting rooms), the provisions of the Zone do not seek to limit the scale of childcare centres.
- The design of the development is compatible with the established residential character of the area, particularly in terms of materiality and scale, building orientation, fencing design and the position of outdoor play spaces along Shepherdson Road to preserve the established residential setting which is characterised by spacious front yards and generous front setbacks.
- The design, location and number of advertising displays is aligned with the relevant Advertisement provisions of the Code and will also maintain the established residential character of the locality.
- The orientation and configuration of the building and outdoor play spaces, and the limited length of the western elevation wall is aligned with the sustainability provisions of the Code, particularly in relation to passive cooling and heating and optimising access to natural light.
- The carpark is positioned to the rear of the building and is entirely screened from Shepherdson Road to preserve the established residential character of the locality.
- The design addresses all amenity impacts relating to noise, overlooking and overshadowing.
- In our opinion, it is appropriate for matters relating to light spill to be addressed via condition(s) of consent.
- The CIRQA report confirms that the carpark has been designed in accordance with the relevant Australian Standards and includes sufficient onsite parking.
- The CIRQA report concludes that the adjacent road network (including existing road intersections) is capable sustaining the additional volume of traffic to be generated by the development.
- The stormwater plan has been designed in accordance with the relevant Design in Urban Areas provisions pertaining to WSUD.



Subject to the provision of MUSIC modelling to be prepared by CPR, the proposed development is highly aligned with the most relevant provisions of the Planning and Design Code and warrants Planning Consent, subject to reasonable and relevant conditions.



APPENDIX 1

Certificates of Title

Item 8.1.1 - Attachment 1 - Application documentation



APPENDIX 2
Architectural Plans
Brown Falconer



APPENDIX 3
Landscape Plan
Das Studio

Item 8.1.1 - Attachment 1 - Application documentation



APPENDIX 4
Acoustic Report
Sonus

Item 8.1.1 - Attachment 1 - Application documentation



APPENDIX 5
Traffic and Parking
Report
CIRQA



APPENDIX 6
Stormwater
Management Plan
CPR

Item 8.1.1 - Attachment 1 - Application documentation



Product Register Search (CT 5284/997)
 Date/Time 23/03/2023 02:48PM
 Customer Reference
 Order ID 20230323006852

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5284 Folio 997

Parent Title(s) CT 2724/3
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 09/08/1995 Edition 3 Edition Issued 02/09/2004

Estate Type

FEE SIMPLE

Registered Proprietor

BRENTON JOHN MAY
 FIONA ANNE CAMPBELL
 OF 14 SHEPHERDSON ROAD PARAFIELD GARDENS SA 5107
 AS JOINT TENANTS

Description of Land

ALLOTMENT 46 DEPOSITED PLAN 6238
 IN THE AREA NAMED PARAFIELD GARDENS
 HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

| Dealing Number | Description |
|----------------|---|
| 10056868 | MORTGAGE TO FIRST MORTGAGE CO. HOME LOANS PTY. LTD. |
| 13608450 | CAVEAT BY HPCD CAPITAL NO. 2 PTY. LTD. (ACN: 635 795 390) |

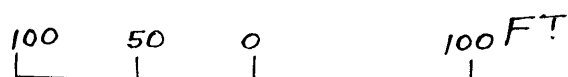
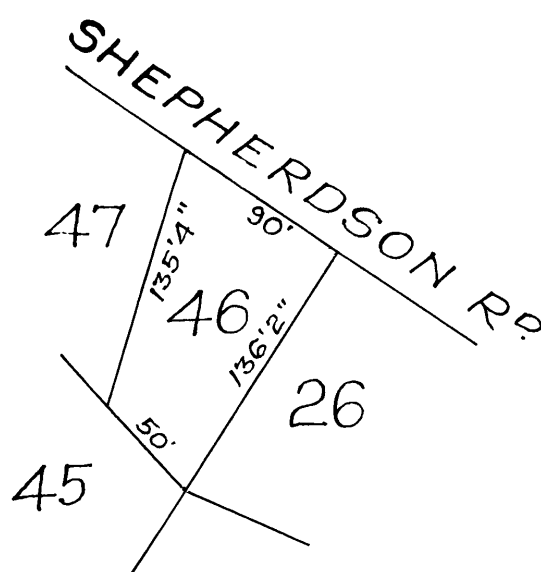
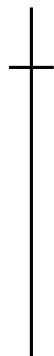
Notations

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|---------------------------|-----|
| Dealings Affecting Title | NIL |
| Priority Notices | NIL |
| Notations on Plan | NIL |
| Registrar-General's Notes | NIL |
| Administrative Interests | NIL |



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5284/997)
23/03/2023 02:48PM
20230323006852



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 metres
1 INCH = 0.0254 metres



Product Register Search (CT 5412/690)
 Date/Time 23/03/2023 02:49PM
 Customer Reference
 Order ID 20230323006871

REAL PROPERTY ACT, 1886



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Certificate of Title - Volume 5412 Folio 690

Parent Title(s) CT 4099/509
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 16/04/1997 Edition 7 Edition Issued 22/08/2018

Estate Type

FEE SIMPLE

Registered Proprietor

TAM CHANH NGUYEN
 OF 21 RICE FLOWER ROAD SUNSHINE NORTH VIC 3020

Description of Land

ALLOTMENT 47 DEPOSITED PLAN 6238
 IN THE AREA NAMED PARAFIELD GARDENS
 HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

| Dealing Number | Description |
|----------------|---|
| 12974095 | MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522) |
| 13608451 | CAVEAT BY HPCD CAPITAL NO. 2 PTY. LTD. (ACN: 635 795 390) |

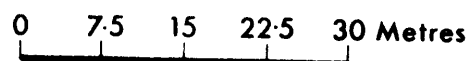
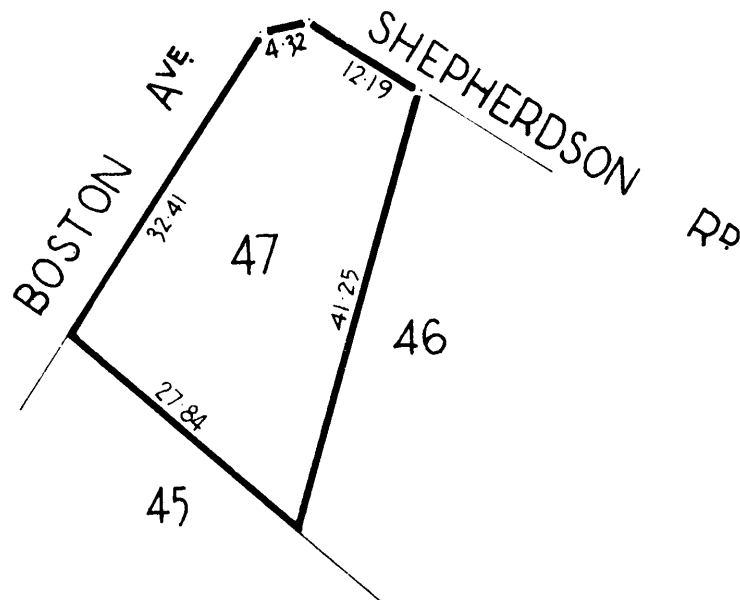
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| | |
|---------------------------|-----|
| Dealings Affecting Title | NIL |
| Priority Notices | NIL |
| Notations on Plan | NIL |
| Registrar-General's Notes | NIL |
| Administrative Interests | NIL |



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5412/690)
23/03/2023 02:49PM
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Product Register Search (CT 5642/749)
 Date/Time 22/03/2023 09:50AM
 Customer Reference
 Order ID 20230322001573



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 5642 Folio 749

Parent Title(s) CT 2664/128
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 08/04/1999 Edition 5 Edition Issued 16/07/2018

Estate Type

FEE SIMPLE

Registered Proprietor

MANY KHA
 KHUN THAN KHIN
 OF 2 BIMINI CRESCENT MAWSON LAKES SA 5095
 AS JOINT TENANTS

Description of Land

ALLOTMENT 26 DEPOSITED PLAN 6238
 IN THE AREA NAMED PARAFIELD GARDENS
 HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

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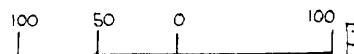
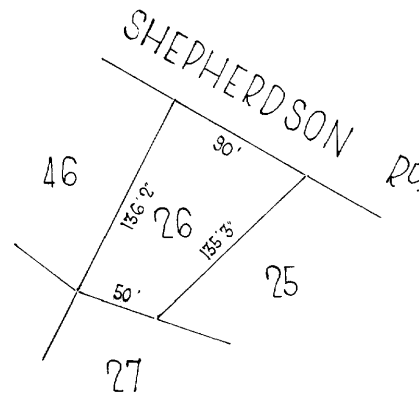
Notations

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| Dealings Affecting Title | NIL |
| Priority Notices | NIL |
| Notations on Plan | NIL |
| Registrar-General's Notes | NIL |
| Administrative Interests | NIL |



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5642/749)
22/03/2023 09:50AM
20230322001573



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



PARAFIELD GARDENS CHILDCARE CENTRE

14-18 Shepherdson Road, Parafield Gardens SA 5107

| SHEET LIST - DA | | | |
|-----------------|-------------------------|----------|---------------|
| Sheet Number | Sheet Name | Revision | Revision Date |
| DA01 | COVER SHEET | 1 | 11/08/23 |
| DA02 | EXISTING CONDITIONS | 1 | 11/08/23 |
| DA03 | CONTEXT & SITE ANALYSIS | 1 | 11/08/23 |
| DA04 | SITE PLAN | 1 | 11/08/23 |
| DA05 | FLOOR PLAN | 1 | 11/08/23 |
| DA06 | ROOF PLAN | 1 | 11/08/23 |
| DA07 | ELEVATIONS | 1 | 11/08/23 |
| DA08 | STREET ELEVATIONS | 1 | 11/08/23 |
| DA09 | SECTIONS | 1 | 11/08/23 |
| DA10 | 3D IMAGES | 1 | 11/08/23 |

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

| Rev | Amendment | Date |
|-----|-----------|----------|
| 1 | DA SET | 11/08/23 |

BROWN FALCONER

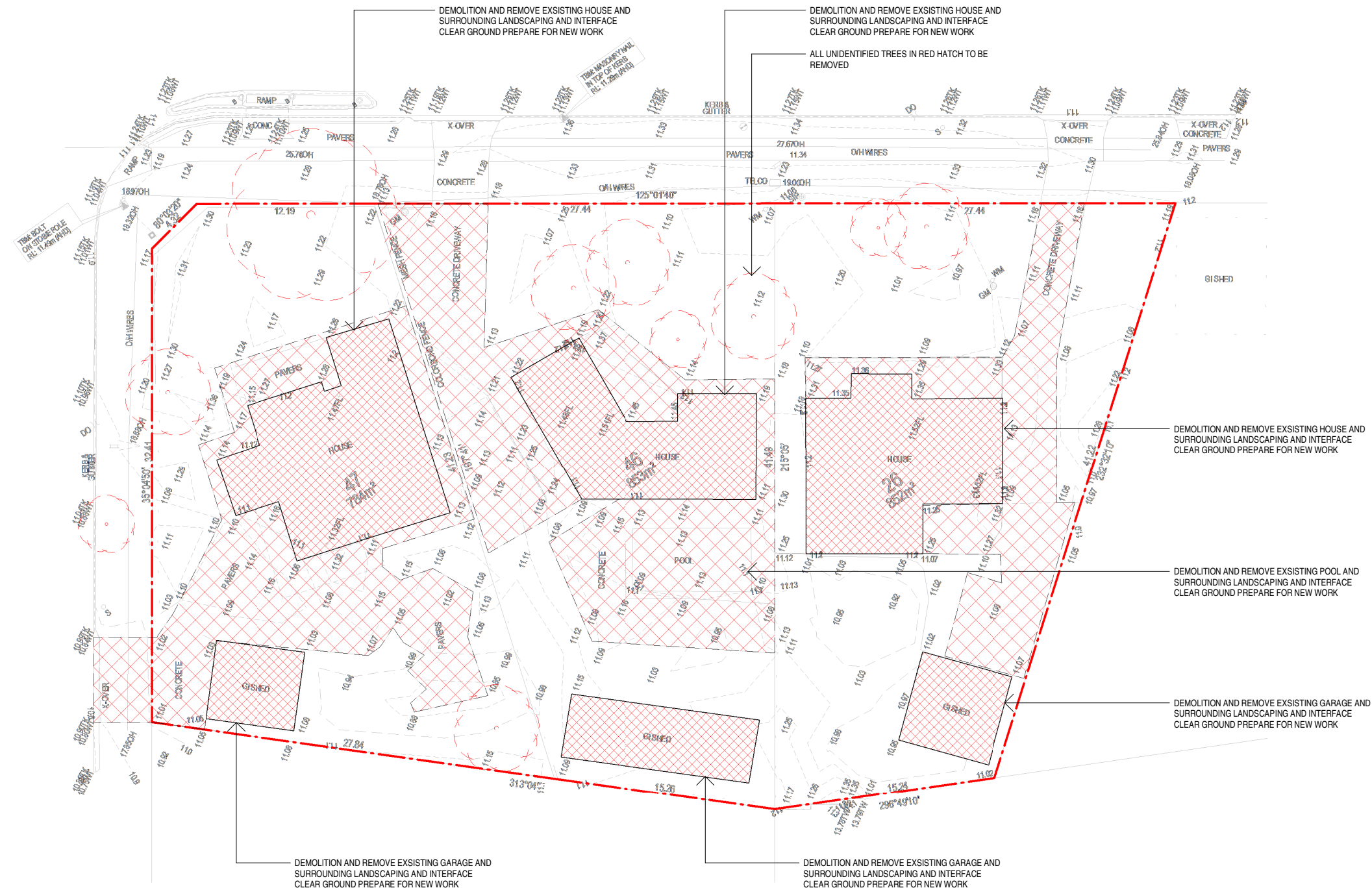
28 Chesser Street, Adelaide, South Australia 5000
Telephone : 08 8203 5800 Facsimile : 08 8223 2440
ABN 65 007 846 586 brownfalconer.com.au

ACCORD PROPERTY LTD

PARAFIELD GARDENS CCC

COVER SHEET

Scale 1 : 1
Drawn Author
Date 01/16/18
Job No. 2023050
Dwg No. 3577 DA01 Rev: 1 A3 SHEET



DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL
24/08/2023 7:04:28 PM

| Rev | Amendment | Date |
|-----|-----------|----------|
| 1 | DA SET | 11/08/23 |

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FALCONER**

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PARAFIELD GARDENS CCC

EXISTING CONDITIONS

Scale 1 : 300
Drawn Author
Date 02/12/18
Job No. 2023050



Dwg No. **3577 DA02** Rev: **1** A3 SHEET



DA ISSUE

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|-----|-----------|----------|
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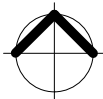
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PARAFIELD GARDENS CCC

CONTEXT & SITE ANALYSIS

Scale 1 : 1000
Drawn Author
Date 02/12/18
Job No. 2023050



Dwg No. 3577 DA03 Rev: 1 A3 SHEET

DA ISSUE

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| Rev | Amendment | Date |
|-----|-----------|----------|
| 1 | DA SET | 11/08/23 |



| NUMBER OF PLACES | | | |
|-------------------------|--------|-------------------|-------|
| BUILDING AREA | | 108 | |
| BUILDING AREA PER PLACE | | 773m ² | |
| | | 7.1m ² | |
| ROOM | PLACES | AREA | STAFF |
| KINDY | 22 | 73m ² | 2 |
| KINDY | 22 | 74m ² | 2 |
| TODDLER | 20 | 66m ² | 4 |
| TODDLER | 20 | 65m ² | 4 |
| NURSERY | 12 | 39m ² | 4 |
| NURSERY | 12 | 39m ² | 4 |
| NURSERY | 108 | 356 | 22 |

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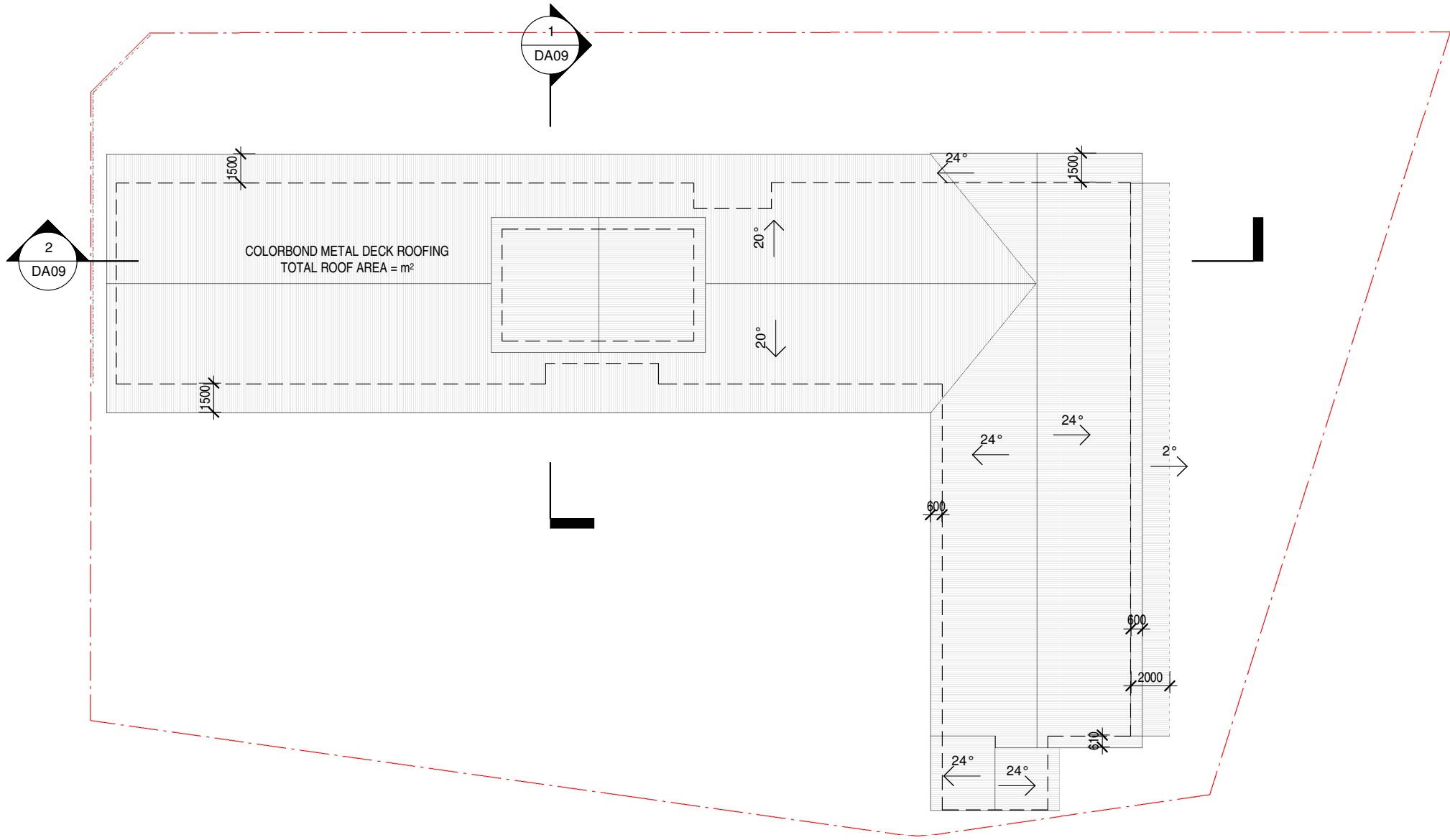
PARAFIELD GARDENS CCC

FLOOR PLAN

Scale As indicated
Drawn Author
Date 07/13/23
Job No. 2023050



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DA ISSUE

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| 1 | DA SET | 11/08/23 |

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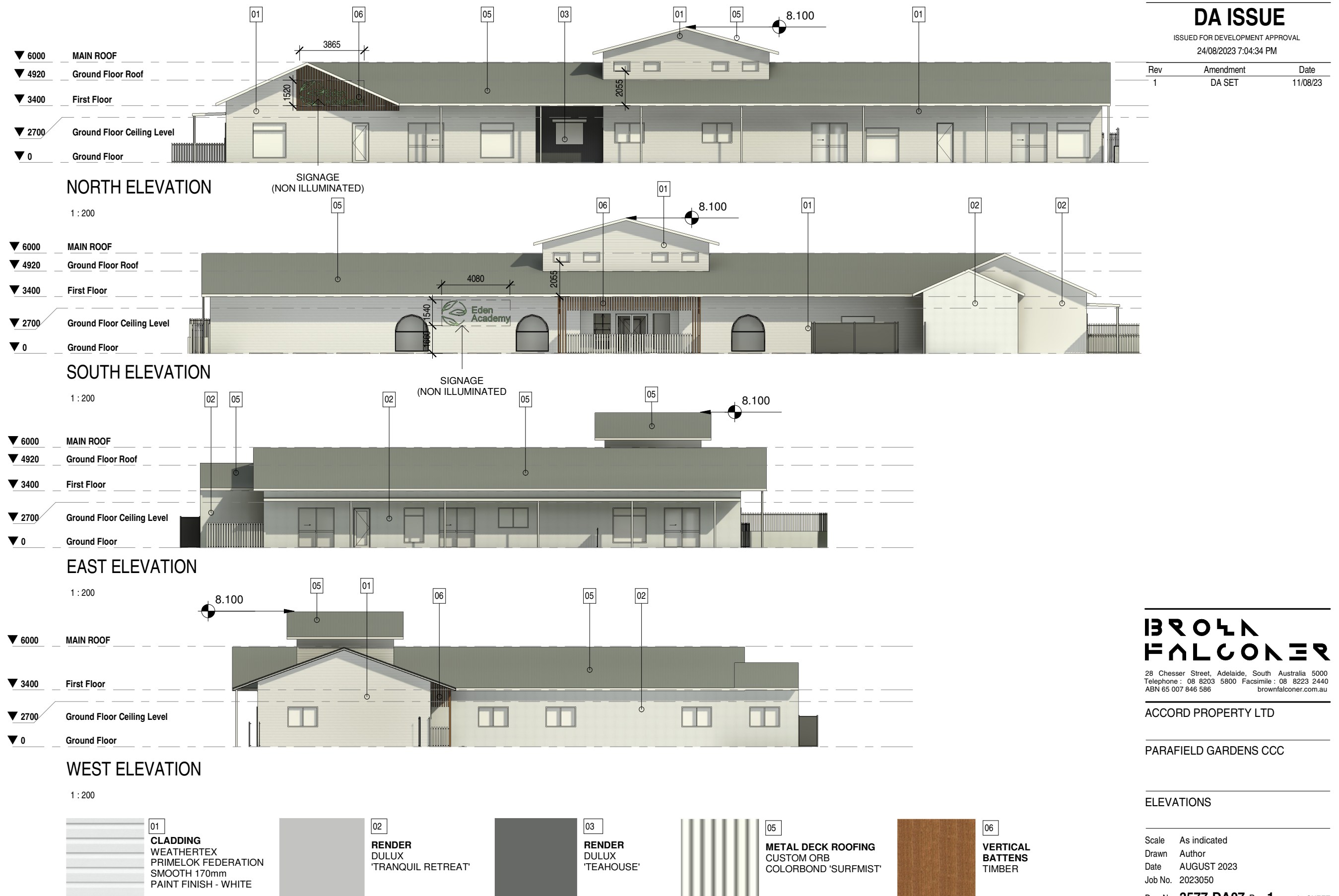
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ROOF PLAN

Scale 1 : 250
Drawn Author
Date 02/12/18
Job No. 2023050



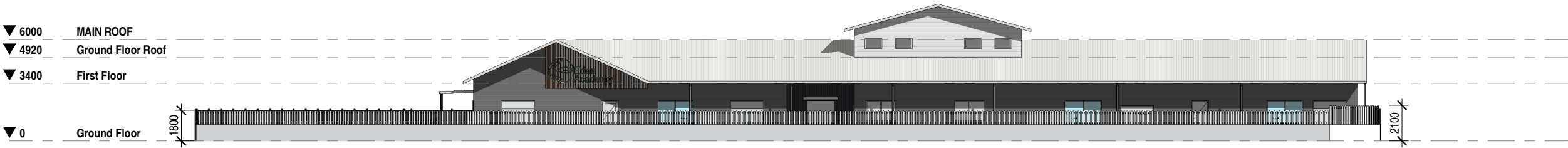
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DA ISSUE

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| Rev | Amendment | Date |
|-----|-----------|----------|
| 1 | DA SET | 11/08/23 |



NORTH STREET ELEVATION

1 : 250



WEST STREET ELEVATION

1 : 250

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PARAFIELD GARDENS CCC

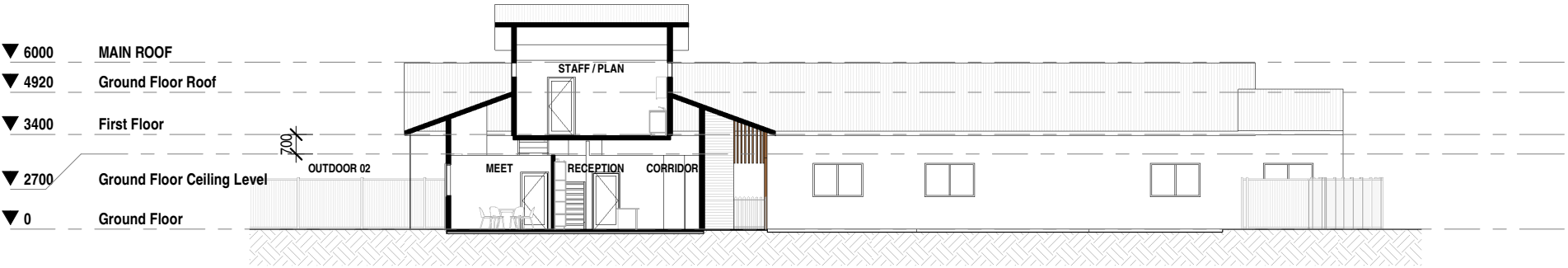
STREET ELEVATIONS

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Drawn Author
Date 02/12/18
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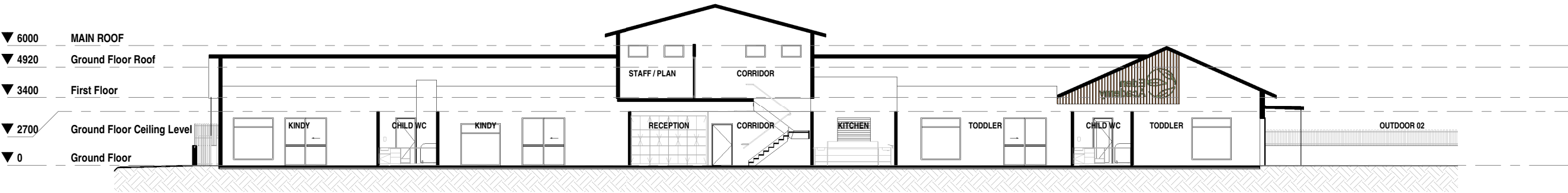
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| 1 | DA SET | 11/08/23 |



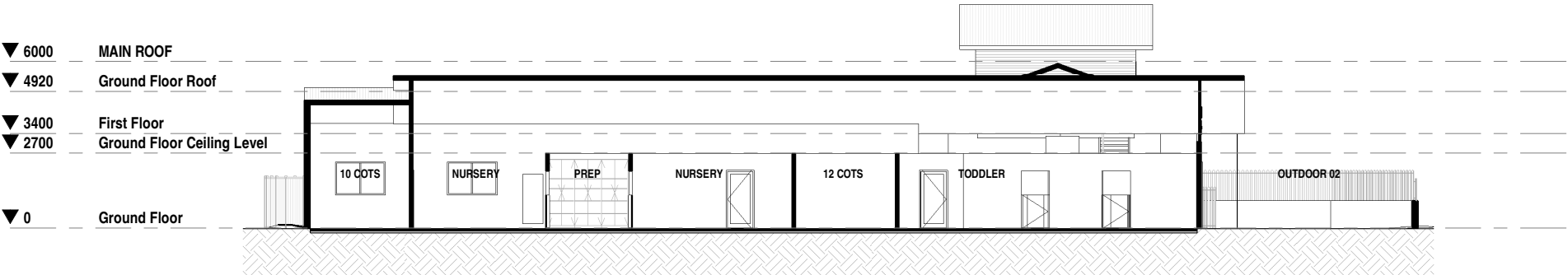
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SECTION B

1 : 200



SECTION C

1 : 200

**BROWN
FALCONER**

28 Chesser Street, Adelaide, South Australia 5000
Telephone : 08 8203 5800 Facsimile : 08 8223 2440
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PARAFIELD GARDENS CCC

SECTIONS

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Drawn Author
Date 02/12/18
Job No. 2023050

Dwg No. **3577 DA09** Rev: **1** A3 SHEET



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| Rev | Amendment | Date |
|-----|-----------|----------|
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PARAFIELD GARDENS CCC

3D IMAGES

| | |
|---------|---------------------------|
| Scale | 1 : 1 |
| Drawn | Author |
| Date | 02/12/18 |
| Job No. | 2023050 |
| Dwg No. | 3577 DA10 Rev: 1 A3 SHEET |

Parafield Gardens Childcare Centre

Landscape Design

Submission:

27 July 2335_Parafield Gardens CCC_Landscape Design_Issue 01

14 August 2335_Parafield Gardens CCC_Landscape Design_Issue 02

Client:

Accord Property

Location:

12-16 Shepherdson Road, Parafield Gardens SA 5107

da\$studio

Contents

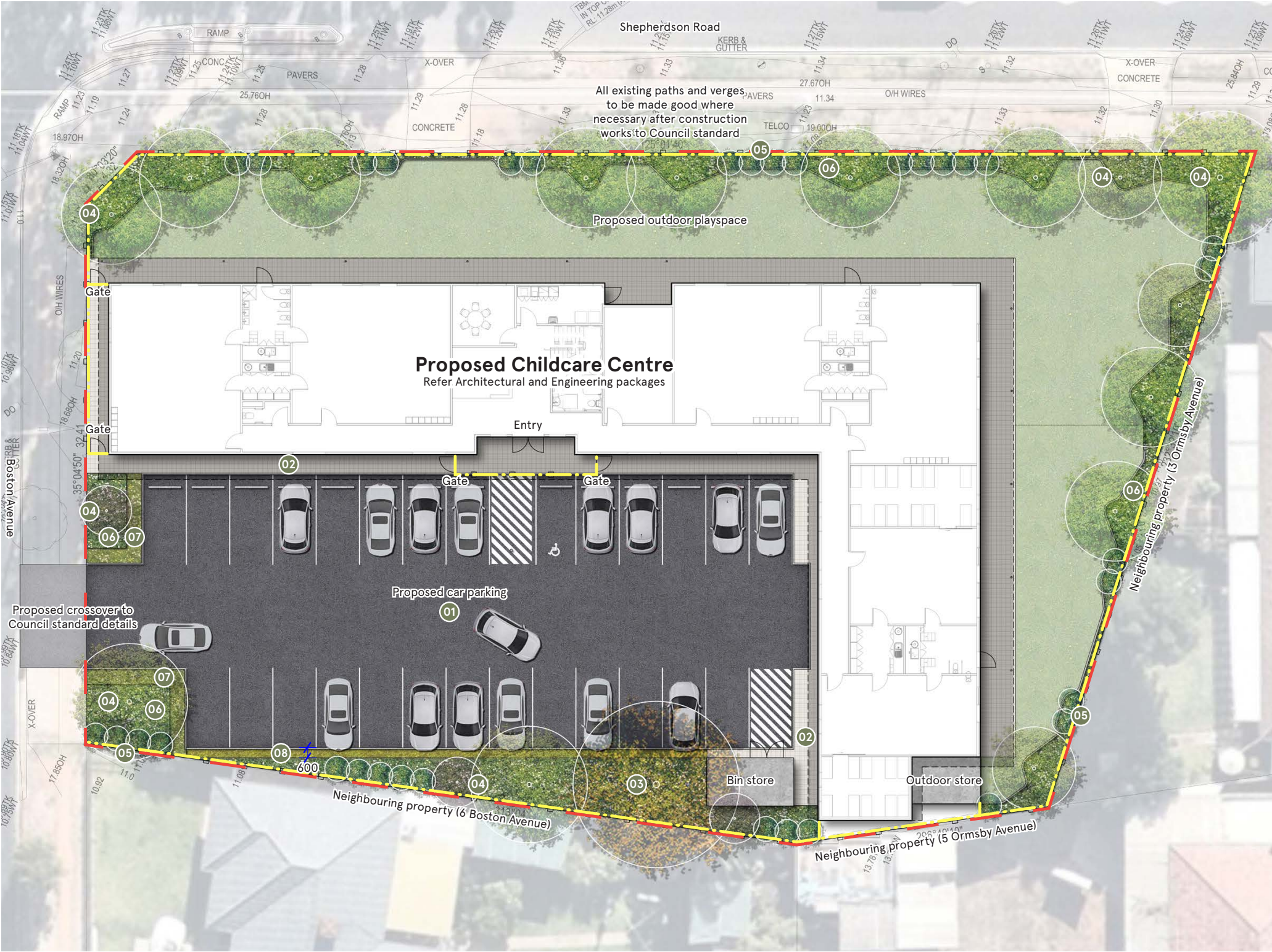
- 01 Landscape Design
- 02 Indicative Planting Palette



01 Landscape Design

Legend

- Property boundary
- Proposed assorted fencing
Refer Architectural package
- 01 Proposed all-weather sealed asphalt to proposed car park
- 02 Proposed paving
- 03 Proposed mains irrigated assorted species of large trees with understory low-lying shrub and groundcovers to provide visual amenity and shading
- 04 Proposed mains irrigated assorted species of medium and small trees with understory low-lying shrub and groundcovers to provide visual amenity and minor shading
- 05 Proposed mains irrigated assorted species of large and medium shrubs mass planted to provide visual amenity and screening
- 06 Proposed mains irrigated assorted species of medium, small and low-lying shrubs and groundcovers mass planted to assist in building presentation to the streetscape
- 07 Proposed mains irrigated assorted species of small and low-lying shrubs and groundcovers mass planted to assist in building presentation to the streetscape and provide visual amenity to the entry and car park while maintaining clear sightlines
- 08 Proposed mains irrigated assorted species of low-lying shrubs and groundcovers mass planted along car parking areas first 600mm of vehicle overhang to AS2890.1 Clause 2.4.1(a)(i)



Note:

- Refer to Engineering package(s) for any proposed RL's, contours, stormwater connections, pit locations, cut and fill requirements and retaining wall information
- Refer to '02 Indicative Planting Palette' sheet for sample suitable planting types and species
- Planting extents in playspaces to be finalised



Date 14 August 2023
Scale 1:200
Sheet A3

daStudio

02 Indicative Planting Palette

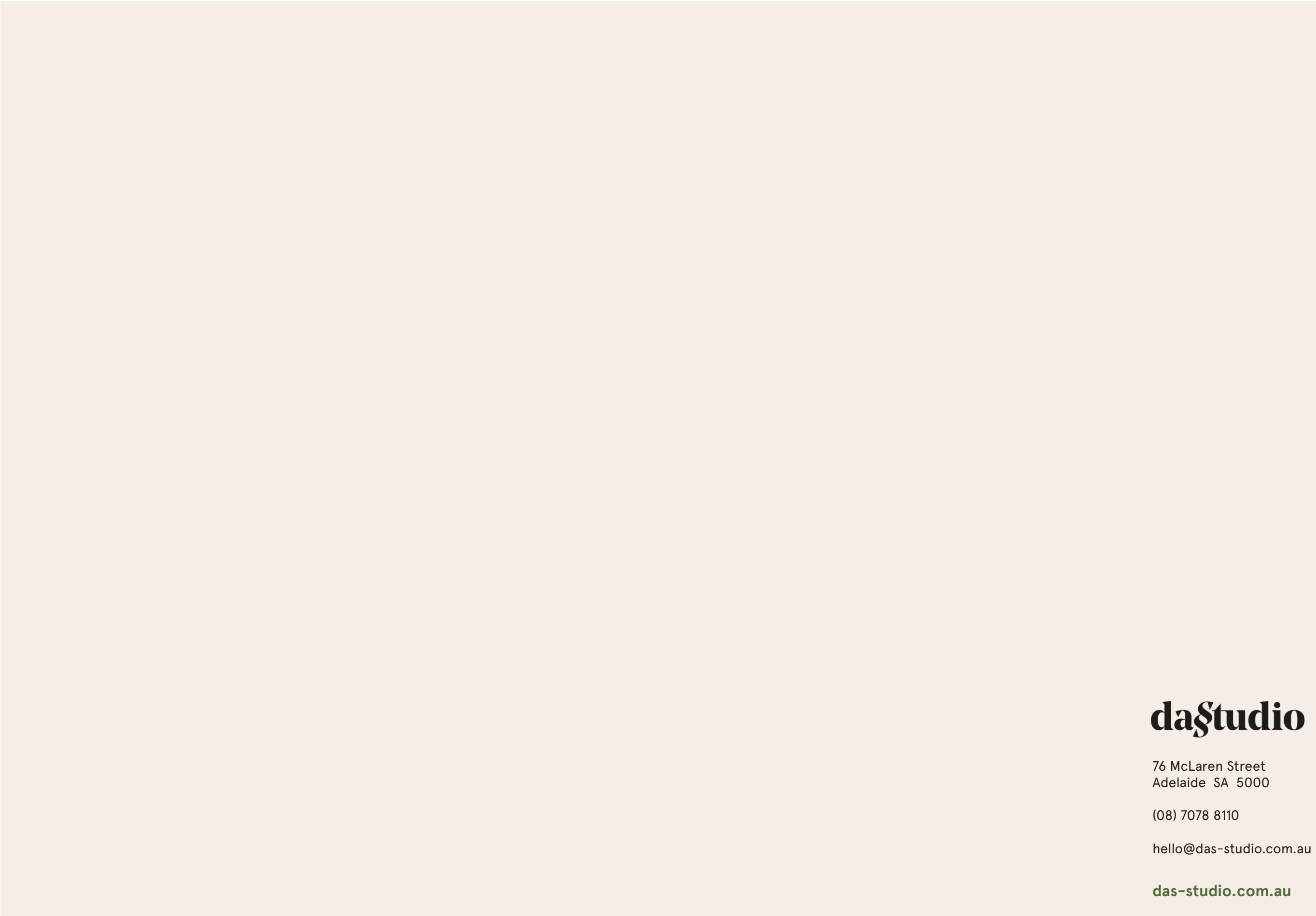


| INDICATIVE PLANTING PALETTE | | | | |
|-----------------------------------|--|--------------------------|--------------------------------|----------|
| CODE | BOTANICAL NAME | COMMON NAME | HEIGHT & WIDTH AT MATURITY (m) | POT SIZE |
| LARGE TREES | | | | |
| EI | <i>Eucalyptus leucoxylon megalocarpa</i> | Large Fruited Yellow Gum | 4-12 x 5-10 (H x W) | Advanced |
| MEDIUM AND SMALL TREES | | | | |
| Af | <i>Agonis flexuosa</i> | Willow Myrtle | 10 x 5 (H x W) | Advanced |
| EIE | <i>Eucalyptus leucoxylon 'Euky Dwarf' *</i> | Dwarf SA Blue Gum | 5-6 x 3-7 (H x W) | Advanced |
| Et | <i>Eucalyptus torquata *</i> | Coral Gum | 6 x 3 (H x W) | Advanced |
| Gp | <i>Geijera parviflora *</i> | Wilga | 4-9 x 5-10 (H x W) | Advanced |
| Pc | <i>Pistacia chinensis *</i> | Chinese Pistachio | 8 x 6 (H x W) | Advanced |
| PcC | <i>Pyrus calleryana 'Chanticleer' *</i> | Chanticleer Pear | 12 x 6 (H x W) | Advanced |
| LARGE SHRUBS | | | | |
| As | <i>Adenanthos sericeus *</i> | Woolly Bush | 1-4 x 1-1.5 (H x W) | 200mm |
| Dv | <i>Dodonaea viscosa purpurea *</i> | Purple Hop Bush | 3 x 1.5 (H x W) | 200mm |
| Hv | <i>Hardenbergia violacea *</i> | Native Lilac | 1.5-2 x 2-3 (H x W) | 200mm |
| Mn | <i>Melaleuca nesophila 'Little Nessie' *</i> | Honey Myrtle | 1-2 x 1.5 (H x W) | 200mm |
| MEDIUM SHRUBS | | | | |
| Ast | <i>Arthropodium strictum *</i> | Chocolate Lily | 0.2-1 x 0.2-0.8 (H x W) | 140mm |
| Cp | <i>Correa pulchella 'Dusky Bells' *</i> | Dusky Bells | 0.3-1 x 2-4 (H x W) | 140mm |
| DI | <i>Dampiera linearis *</i> | Common Dampiera | 0.1-0.5 x 0.5-2 (H x W) | 140mm |
| Dr | <i>Dianella revoluta *</i> | Black-anther Flax-lily | 0.3-1 x 0.5-2 (H x W) | 140mm |
| Wf | <i>Westringia fruticosa 'Jervis Gem' *</i> | Coastal Rosemary | 1 x 1.5 (H x W) | 140mm |
| SMALL SHRUBS | | | | |
| Cg | <i>Craspedia glauca *</i> | Billy-Buttons | 0.3 x 0.3 (H x W) | 140mm |
| Dc | <i>Dianella caerulea 'Little Jess' *</i> | Little Jess | 0.4 x 0.4 (H x W) | 140mm |
| EK | <i>Eremophila 'Kalbarri Carpet' *</i> | Kalbarri Carpet | 0.2 x 2 (H x W) | 140mm |
| Eg | <i>Eremophila glabra (silver form) *</i> | Silver Eremophila Glabra | 0.5 x 0.5-1 (H x W) | 140mm |
| Lm | <i>Lomandra multiflora *</i> | Mat-rush | 0.2-0.3 x 0.5-1.5 (H x W) | 140mm |
| Mp | <i>Myoporum parvifolium 'Broad Leaf' *</i> | Creeping Boobialla | 0.15-0.3 x 3 (H x W) | 140mm |
| Pl | <i>Poa labillardieri 'Eskdale' *</i> | Eskdale | 0.6 x 0.45 (H x W) | 140mm |
| Sa | <i>Scaevola albida var. albida *</i> | Pale Fanflower | 0.4 x 0.5-2 (H x W) | 140mm |
| Tr | <i>Teucrium racemosum *</i> | Grey Germander | 0.3-0.6 x 0.4 (H x W) | 140mm |
| LOW-LYING SHRUBS AND GROUNDCOVERS | | | | |
| Cr | <i>Carpobrotus rossii</i> | Karkalla | 0.1 x 1-2 (H x W) | 140mm |
| Gg | <i>Goodenia geniculata</i> | Bent Goodenia | 0.05-0.1 x 0.1-0.5 (H x W) | 140mm |

* Endorsed by City of Salisbury Council

- Notes:
- Indicative palette to showcase potential, suitable planting opportunities only
 - Planting types, species, number of selections and spacings to be finalised
 - Tree pot sizes to reflect the advanced size of that species, at time of planting
 - Planting selections and pot sizes subject to location and supplier availability

- Maintenance:
- Weeding, trimming and pruning as required
 - Replacement of dead plants as required
 - Mulch depth to be maintained to manufacturers specification
 - Tree guards/stakes to be removed when plants are established



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Shepherdson Road Child Care Centre

Environmental Noise Assessment

S7142.1C2

August 2023

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Document Title : Shepherdson Road Child Care Centre
Environmental Noise Assessment
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Date : August 2023
Author : Chris Turnbull, MAAS

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Environmental Noise Assessment
S7142.1C2
August 2023

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1 INTRODUCTION

An environmental noise assessment has been conducted for the proposed child care centre to be located at 12- 16 Shepherdson Road, Parafield Gardens (the **Development**).

The proposed child care centre will include three outdoor play areas, with associated car parking areas accessed via Boston Avenue. The closest existing noise sensitive receivers to the Development are located to the south, the east, across Boston Avenue to the west and across Shepherdson Road to the north. The site and its surroundings are shown in Figure 1 and the layout of the site is shown in Appendix A.



Figure 1: Site and its Surroundings

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S7142.1C2
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The assessment considers the noise levels at the surrounding sensitive receivers from children playing in outdoor areas, rubbish collection, car park activity, and mechanical plant operation that is associated with the Development.

The assessment has been based on the following:

- Brown Falconer drawing for the proposed site, Job No: 2023050, Drawing No: 3577 DA05, Dated 02 December 2018;
- Previous noise measurements and noise data from similar sites for mechanical plant and car parking activity;
- The understanding that the total number and age of the children at the centre will be:
 - 24 x 0–2-year-olds;
 - 40 x 2–3-year-olds; and,
 - 44 x 3–5-year-olds.
- The understanding that children will be outside for an average of 8 hours per day.

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Environmental Noise Assessment
S7142.1C2
August 2023

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2 PLANNING AND DESIGN CODE

The site and the closest receivers are located within the *General Neighbourhood Zone* of the *South Australian Planning and Design Code* (the **Code**).

The Code has been reviewed and the provisions considered most relevant to the noise assessment are included in Appendix B.

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Environmental Noise Assessment
S7142.1C2
August 2023

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3 OUTDOOR PLAY AREAS

Preschools, schools, child care centres and playgrounds are often located immediately adjacent to residences and the sound of children playing during the day is rarely a concern. However, in some situations, where adjacent residences are sensitive to the sound of children's voices, the noise can be annoying. For the purposes of this assessment, it has been assumed that the existing residents in the vicinity of the proposed development are sensitive to the sound of children's voices.

3.1 Criteria

The *Deemed-to-Satisfy / Designated Performance Feature* provision for PO4.1 of the Code references the *Environment Protection (Noise) Policy 2007* (the **Policy**). However, the noise from children playing is specifically excluded from assessment under the Policy. In these circumstances, reference is made to the recommendations of the *Guidelines for Community Noise* (the **Guidelines**) published by the *World Health Organisation* (the **WHO**) with regard to annoyance during the day.

The Guidelines include:

"To protect the majority of people from being seriously annoyed during the daytime, the sound pressure level on balconies, terraces and outdoor living areas should not exceed 55 dB L_{Aeq} for a steady continuous noise. To protect the majority of people from being moderately annoyed during the daytime, the outdoor sound pressure level should not exceed 50 dB L_{Aeq} ."

Based on the above, it is proposed that noise reduction measures be designed for the proposal such that the equivalent noise levels (L_{Aeq}) during the daytime hours from children playing are no greater than 50 dB(A) at the closest sensitive receivers.

Shepherdson Road Child Care Centre
Environmental Noise Assessment
S7142.1C2
August 2023

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3.2 Assessment

The noise from children in outdoor areas has previously been measured at similar child care facilities. Based on these measurements, the noise from the proposed facility has been predicted for the centre operating at full capacity in all age groups, totalling 108 children.

The noise levels generated from children of various ages playing in outdoor areas, that have been used as the basis of this assessment, are provided in Appendix C.

In order to achieve the assessment criterion, the following treatments are recommended:

- Ensure the fences marked-up in Figure 2 are constructed as follows:
 - A minimum of 1.5m high and from a material such as 0.35mm BMT sheet steel (such as Colorbond) or Perspex or glass for the extent shown as **GREEN**;
 - A minimum of 1.8m high and from a material such as 0.35mm BMT sheet steel (such as Colorbond) for the extent shown as **BLUE**;
 - A minimum of 2.1m high and from a material such as 0.35mm BMT sheet steel (such as Colorbond) or Perspex or glass for the extent shown as **YELLOW**; and,
- Ensure fences are sealed airtight at all junctions, including between panels, and at the ground.

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Environmental Noise Assessment
S7142.1C2
August 2023

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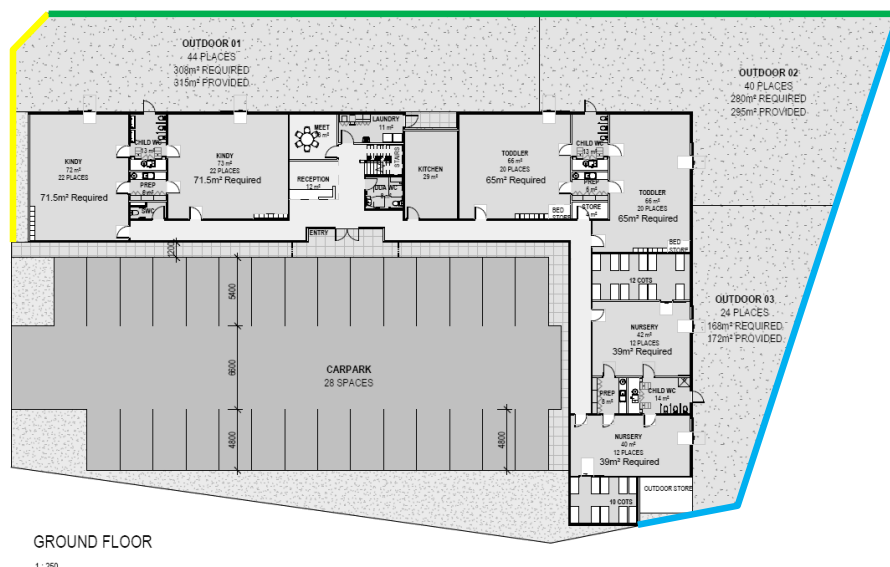


Figure 2: Treatment Summary

With the treatments incorporated, the highest predicted noise level resulting from children playing is 49 dB(A) at the closest sensitive receivers.

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Environmental Noise Assessment
S7142.1C2
August 2023

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4 RUBBISH COLLECTION

4.1 Criteria

The *Deemed-to-Satisfy / Designated Performance Feature* provision for PO4.1 of the Code references the *Environment Protection (Noise) Policy*. The Policy deals with rubbish collection by effectively limiting the hours to the least sensitive period of the day. Division 3 of the Policy requires rubbish collection to only occur between the hours of 9:00am and 7:00pm on Sundays or public holidays and between 7:00am and 7:00pm on any other day, unless it can be shown that the instantaneous maximum noise level (L_{max}) from the rubbish collection activity is less than 60 dB(A).

4.2 Assessment

In order to satisfy the requirements of the Policy, it is recommended that rubbish collection only occur between the hours of 9:00am and 7:00pm on a Sunday or public holiday and between 7:00am and 7:00pm on any other day. The hours correspond to the least sensitive period of the day and when noise levels from other activity in the environment would be highest.

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Environmental Noise Assessment
S7142.1C2
August 2023

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5 CAR PARK ACTIVITY AND MECHANICAL PLANT

5.1 Criteria

The *Deemed-to-Satisfy / Designated Performance Feature* provision for PO4.1 of the Code references the *Environment Protection (Noise) Policy*. The Policy is based on preventing adverse impacts on the amenity of a locality and it is therefore considered that where the noise from car park activity and mechanical plant at the facility achieve the Policy, other *Performance Outcomes* are also achieved.

The Policy provides goal noise levels to be achieved at sensitive receivers, based on the principally promoted land uses of the zones within the Code in which the noise source (child care centre) and the noise receivers are located. The Policy applies noise goals that are 5 dB(A) lower when assessed at existing residences. In this instance, the Policy provides the following goal noise levels:

- An equivalent noise level (L_{Aeq}) of 47 dB(A) during the day (7:00am to 10:00pm);
- An equivalent noise level (L_{Aeq}) of 40 dB(A) during the night (10:00pm to 7:00am); and,
- An instantaneous maximum noise level (L_{max}) of 60 dB(A) during the night (10:00pm to 7:00am).

When measuring or predicting noise levels for comparison with the Policy, adjustments may be made for each “annoying” characteristic of tonality, impulsiveness, low frequency, and modulation of the noise sources. The characteristic must be considered dominant in the acoustic environment and therefore the application varies depending on the assessment location, time of day, the noise source being assessed and the predicted noise levels. The application of penalties is discussed further in the following section.

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Environmental Noise Assessment
S7142.1C2
August 2023

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5.2 Assessment

The noise levels at the closest sensitive receivers from the proposed site activity have been predicted based on a range of previous noise measurements and observations at similar facilities. These include:

- General car park activity such as people talking as they vacate or approach their vehicles, the opening and closing of car doors, vehicles starting, vehicles idling, and vehicles moving into and accelerating away from parked positions; and,
- Mechanical plant serving the building.

As is typical at the Development Application stage, the proposed mechanical plant units have not yet been designed or selected. Therefore, the assessment of the mechanical plant has been based on a typical selection, consisting of two outdoor air conditioning units. The sound power level of the equipment is as shown in Appendix C.

The predictions have been based on the following assumed activity levels within any 15-minute period (the default assessment period of the Policy):

- Day Time (7:00am to 10:00pm):
 - 10 vehicles movements into or out of the car park and corresponding general car park activity at the available car parks; and,
 - Continuous operation of the mechanical plant within the recommended area.
- Night Time (10:00pm to 7:00am):
 - 5 vehicles movements into or out of the car park and corresponding general car park activity at the available car parks; and,
 - Continuous operation of the mechanical plant within the recommended area.

In order to achieve the assessment criterion, the following treatments are recommended:

- Ensure the fences marked-up as **RED** in Figure 3 is a minimum of 2.1m high from a material such as 0.35mm BMT sheet steel (such as Colorbond).
- Ensure fences are sealed airtight at all junctions, including between panels, and at the ground; and,
- Locate the mechanical plant within the **PURPLE** area designated in the Figure 3.

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Environmental Noise Assessment
S7142.1C2
August 2023

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A 5dB(A) penalty associated with the modulation of noise has been applied at all sensitive receivers exposed to the character of noise from the onsite vehicles.

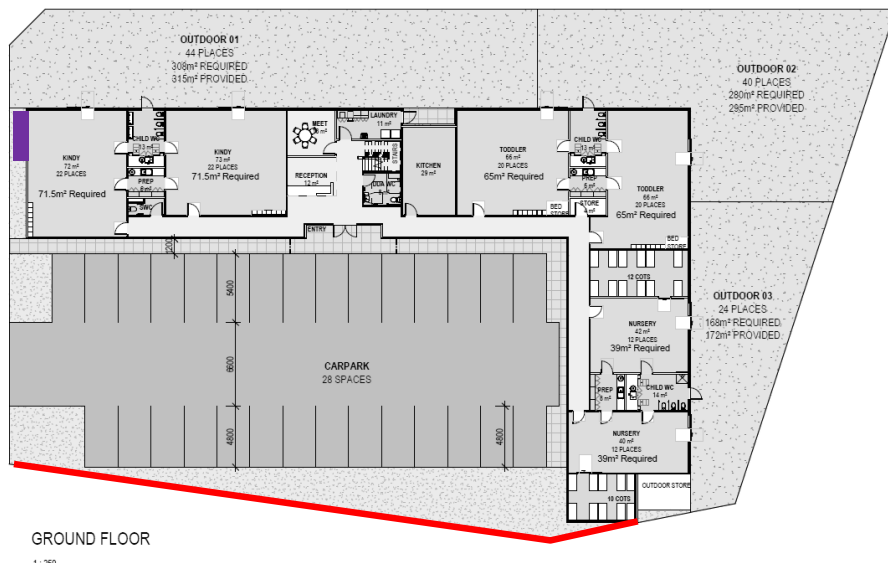


Figure 3: Treatment Summary

With the application of the penalty and the assumed level of activity at the site, the equivalent noise levels (L_{eq}) predicted are no higher than 42 dB(A) during the day time period and no higher than 40 dB(A) during the night time period.

The instantaneous maximum noise levels have also been predicted for all surrounding sensitive receivers. Predicted maximum noise levels have been based on measurements at a variety of different similar sites and include noise sources such as car doors slamming and vehicles accelerating.

The predicted maximum noise levels at any sensitive receivers are no more than 58 dB(A), therefore achieving the instantaneous maximum noise level (L_{max}) criterion of the Policy.

Shepherdson Road Child Care Centre
Environmental Noise Assessment
S7142.1C2
August 2023

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6 CONCLUSION

An environmental noise assessment has been prepared for the proposed child care centre to be located at 12- 16 Shepherdson Road, Parafield Gardens.

The assessment has considered noise at noise sensitive receivers in the vicinity, from children playing in outdoor areas, rubbish collection, car park activity and mechanical plant operation.

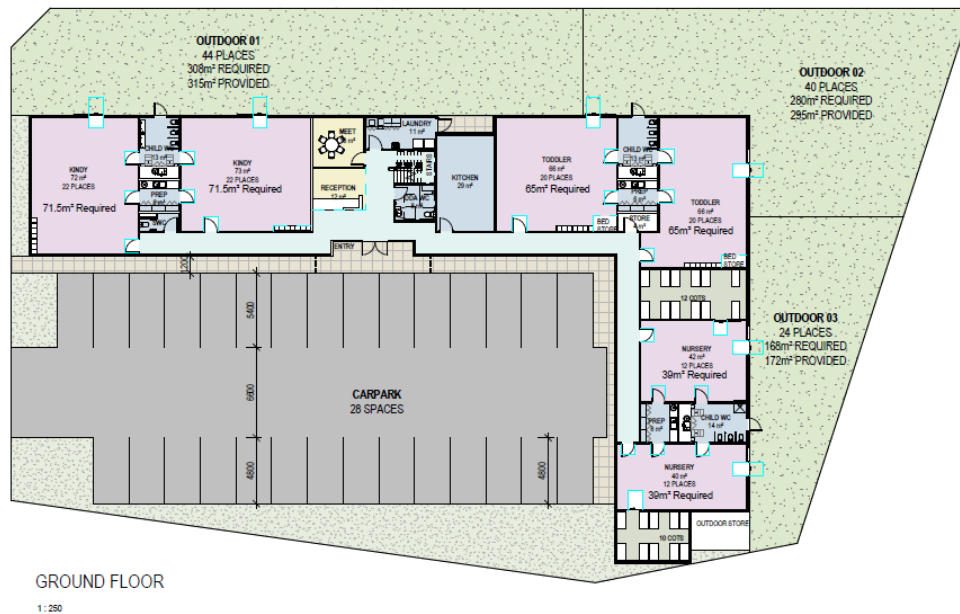
Relevant assessment criteria have been established based on the *South Australian Planning and Design Code*, the *Environment Protection (Noise) Policy 2007* and the *World Health Organisation* recommendations to protect against annoyance. Specific fence constructions and mechanical plant location have been recommended in order to achieve the noise criteria.

Based on the above, the Development has been designed to *not unreasonably impact the amenity of sensitive receivers*, thereby achieving the relevant provision of the *South Australian Planning and Design Code* related to environmental noise.

Shepherdson Road Child Care Centre
Environmental Noise Assessment
S7142.1C2
August 2023

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APPENDIX A: SITE LAYOUT



Shepherdson Road Child Care Centre
Environmental Noise Assessment
S7142.1C2
August 2023

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APPENDIX B: SOUTH AUSTRALIAN PLANNING AND DESIGN CODE – RELEVANT PROVISIONS

PART 4 – GENERAL DEVELOPMENT POLICIES

Interface between Land Uses

Desired Outcome (DO)

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | | |
|--|---|----------------------|--------------------|-----------------|--|--------|--|--|---|
| General Land Use Compatibility | | | | | | | | | |
| 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. | DTS/DPF 1.2 None are applicable. | | | | | | | | |
| 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: <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. | DTS/DPF 2.1 Development operating within the following hours: <table border="1"> <thead> <tr> <th>Class of Development</th><th>Hours of operation</th></tr> </thead> <tbody> <tr> <td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>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 </td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td></tr> </tbody> </table> | Class of Development | Hours of operation | Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday |
| Class of Development | Hours of operation | | | | | | | | |
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| Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | |
| Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday | | | | | | | | |

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Environmental Noise Assessment
S7142.1C2
August 2023

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| Activities Generating Noise or Vibration | |
|--|---|
| <p>PO 4.1 <i>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</i></p> | <p>DTS/DPF 4.1 <i>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</i></p> |
| <p>PO 4.2 <i>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:</i></p> <ul style="list-style-type: none"> <i>(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</i> <i>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</i> <i>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</i> <i>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</i> | <p>DTS/DPF 4.2 <i>None are applicable.</i></p> |

Shepherdson Road Child Care Centre
Environmental Noise Assessment
S7142.1C2
August 2023

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APPENDIX C: SOUND POWER LEVELS

| Activity | | Sound Power Level |
|---------------------|--------------------------|-------------------|
| Car Park Activities | General Activity | 83 dB(A) |
| Mechanical Plant | A/C Condenser Unit | 73 dB(A) |
| Children | 0–2-year-old (per child) | 68 dB(A) |
| | 2–3-year-old (per child) | 75 dB(A) |
| | 3–5-year-old (per child) | 77 dB(A) |



PROPOSED CHILD CARE CENTRE
12-16 SHEPHERDSON RD, PARAFIELD GARDENS
TRAFFIC AND PARKING REPORT





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1. INTRODUCTION

CIRQA has been engaged to provide design and assessment advice for a proposed child care centre at 12-16 Shepherdson Road, Parafield Gardens. Specifically, CIRQA has been engaged to provide advice in respect to traffic and parking aspects of the proposal.

This report provides a review of the subject site, the proposed development, its access and parking provisions and the associated traffic impact on the adjacent road network. The traffic and parking assessments have been based upon plans prepared by Brown Falconer (drawing no. 3577 DA04 Rev 1, dated 11/08/2023, refer Appendix A).

2. BACKGROUND

2.1 SUBJECT SITE

The subject site is located on the southern side of Shepherdson Road. The site is bounded by Shepherdson Road to the northeast, Boston Avenue to the northwest and residential dwellings on all remaining sides.

The Planning and Design Code identifies that the site is located within a General Neighbourhood Zone, with the following Overlays applicable:

- Airport Building Heights (Regulated) (All structures over 45 metres);
- Affordable Housing;
- Building Near Airfields;
- Defence Aviation Area (All structures over 90 metres);
- Prescribed Wells Area;
- Regulated and Significant Tree;
- Stormwater Management;
- Traffic Generating Development; and
- Urban Tree Canopy.

The subject site is currently occupied by three residential dwellings. Two of the dwellings are accessed via separate crossovers on Shepherdson Road. The third dwelling is accessed via a crossover on Boston Avenue. All turning movements are permitted at each of the three access points.

Figure 1 illustrates the location of the subject site with respect to the adjacent road network.



Figure 1 – Location of the subject site with respect to the adjacent road network

2.2 ADJACENT ROAD NETWORK

Shepherdson Road is a collector road under the care and control of the City of Salisbury. Adjacent the site, Shepherdson Road comprises a 10 m wide carriageway (approximate) with a single traffic lane in each direction. On-street parking is unrestricted on the southern side of the road. A 'No Stopping' zone applies on the northern side of the road from 8.00 am to 4.00 pm, with unrestricted parking at other times. Footpaths are provided on both sides of the road with kerb ramps provided at intersections and formal crossing facilities. Cyclists are able to ride on the footpath or use the road under a standard shared arrangement. Adjacent the site, the default urban speed limit of 50 km/h applies on Shepherdson Road (albeit a 25 km/h School Zone applies when children are present).

Boston Avenue is a local road under the care and control of the City of Salisbury. Boston Avenue comprises a 7.2 m wide carriageway (approximate) with a single traffic lane in each direction. Parking is generally unrestricted on both sides of the

road. Adjacent the site, the default urban speed limit of 50 km/h applies on Boston Avenue (albeit a 25 km/h School Zone applies when children are present).

Shepherdson Road and Boston Avenue form a priority controlled (Give Way) T-intersection (with priority assigned to Shepherdson Road). It is noted that the Parafield Gardens High School access point is located opposite Boston Avenue. This access point provides access to the school's staff parking area. This intersection is approximately 10 m north-west of the Emu Crossing on Shepherdson Road.

2.2.1 RECORDED TRAFFIC VOLUMES

Traffic data was collected by Austraffic at the intersection of Shepherdson Road and Boston Avenue on 23 September 2021. Figure 2 illustrates the am (pm) peak hour traffic volumes recorded at the intersection.

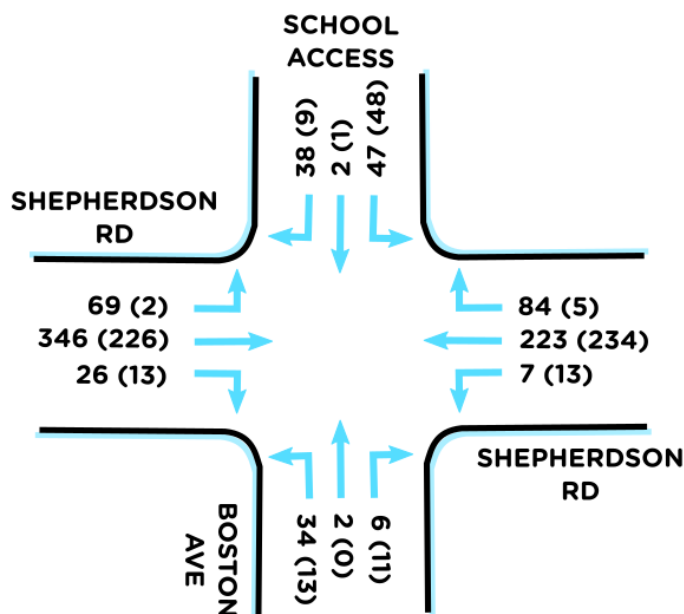


Figure 2 – Traffic volumes recorded by Austraffic during the am (pm) peak hours at the intersection of Shepherdson Road and Boston Avenue

Noting that peak hour traffic volumes on local roads typically account for approximately 10% of daily volumes, the following daily traffic volumes are forecast:

- approximately 6,500 vehicles per day (vpd) on Shepherdson Road; and
- approximately 640 vpd on Boston Avenue.



The above volumes indicate that the roads operate in accordance with the typical levels associated with major collector roads (>3,000 vpd) and local roads (up to 1,000 vpd), as outlined in the City of Salisbury's Infrastructure Guidelines.

2.3 WALKING AND CYCLING

Sealed footpaths are provided on both sides of Shepherdson Road and on the northern side of Boston Avenue, servicing both pedestrians and cyclists. Cyclists are also able to ride on-street sharing the road with motorists.

2.4 PUBLIC TRANSPORT

Public bus services operate regularly in the vicinity of the subject site. Bus stops are located within close proximity of the subject site on both sides of the Salisbury Highway and on the northern side of Shepherdson Road. These stops are serviced by the following bus routes:

- 224 – Elizabeth Interchange to City;
- 224F – Elizabeth Interchange to City;
- 224M – Elizabeth Interchange to Mawson Interchange;
- 224X – Elizabeth Interchange to City;
- N224 – After Midnight Saturday Pm to Sunday AM Gawler to City;
- 411 – Salisbury to Mawson Interchange;
- 470 – Parafield Gardens Primary School to Tyndale Christian School;
- 477 – Elizabeth Interchange to St Dominic's School;
- 482 – Elizabeth Interchange to Roma Mitchell Secondary College; and
- 483 – Our Lady of Sacred Heart College (OLSH) to Elizabeth Interchange.

The Parafield Gardens Railway Station is also located within 715 m of the site. The Parafield Gardens Railway Station is serviced frequently by trains operating on the Gawler/Gawler Central Railway Line.

2.5 PREVIOUS DEVELOPMENT APPROVAL

A previous development application applying to a portion of the subject site was approved by the City of Salisbury in 2022. The approved application comprised a 114-place multi-storey child care centre. The approved proposal was to be accessed via a two-way crossover on Shepardson Road and serviced by 28 parking spaces within a basement car park. Refuse collection was approved to



be undertaken on-street (on Boston Avenue). The previous development has not been acted upon.

3. PROPOSED DEVELOPMENT

3.1 LAND USE AND YIELD

The proposed development comprises the demolition of the existing infrastructure on the subject site and the construction of a 108-place child care centre.

3.2 ACCESS AND PARKING DESIGN

The site will be serviced by a 27-space parking area, of which 1 space will be reserved exclusively for use by people with disabilities. The parking area will comply with the requirements of Australian/New Zealand Standard, *Parking Facilities Part 1: Off-street car parking* (AS/NZS 2890.1:2004) and Australian/New Zealand Standard, *Parking Facilities Part 6: Off-street parking for people with disabilities* (AS/NZS 2890.6:2022) in that:

- regular parking spaces will be 2.6 m wide and 5.4 m long (or 4.8 m long with 0.6 m overhang);
- the disabled parking space will be at least 2.4 m wide and 5.4 m long (with an adjacent shared space of the same dimension);
- the parking aisle will be at least 6.2 m wide;
- a 1.0 m end-of-aisle extension will be provided beyond the last parking space in the aisle;
- a turn-around bay will be provided at the end of the parking aisle;
- 0.3 m clearance will be provided to all objects greater than 0.15 m in height; and
- pedestrian sightlines will be provided at the site's access point.

Vehicle access to the site will be provided via a 6.2 m wide two-way crossover on Boston Avenue, while all redundant crossovers will be reinstated as upright kerb. The access point will accommodate two-way movements with entering light vehicles able to be driven past another light vehicle stored waiting to exit the site. All vehicles will be able to enter and exit the site in a forward direction.

3.3 REFUSE COLLECTION

Refuse collection will be undertaken via private contractor with the associated manoeuvres accommodated on-site (forward-in/forward-out). The site will be able to accommodate movements by an 8.8 m long Medium Rigid Vehicle (MRV). It is anticipated that such movements would be undertaken outside of opening

hours. Figure 2 illustrates the turn path for an MRV to enter and exit the site in a forward direction.

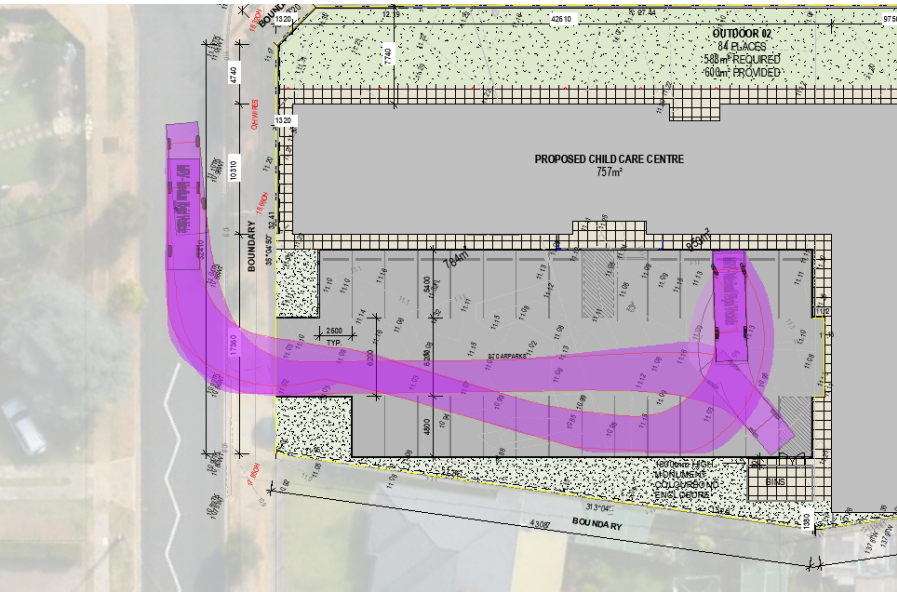


Figure 3 – MRV turning movements into and out of the site

Notably, this represents an improvement on the previously approved child care centre which relied on on-street refuse collection.

4. PARKING ASSESSMENT

4.1 CAR PARKING

The Planning and Design Code identifies a parking requirement of 0.25 spaces per child for land uses classified as ‘child care centres’ (equivalent to a rate of one space per four children). Based upon a capacity of 108 children, the proposed child care centre would have a theoretical requirement for 27 spaces. Given that 27 spaces will be provided, the parking requirement identified within the Planning and Design Code is satisfied. Notably, the above rate includes allowance for both staff and parent/carer parking during the peak demand periods.

5. TRAFFIC ASSESSMENT

5.1 TRAFFIC GENERATION AND DISTRIBUTION

The RTA’s “Guide to Traffic Generating Developments” (the RTA Guide, now Transport for NSW), and its subsequent updates, are documents commonly used



by traffic engineers in order to determine the forecast traffic generation of a variety of land uses.

An update to the RTA child care centre traffic generation rate was prepared by TEF Consulting and the RTA in September 2015. The updated study identified that the previously recommended rates were based on surveys from 1992, and were considered out of date. Based on detailed statistical analysis, the updated TEF Consulting report identified the following rate for assessment of peak traffic generation at child care centres (where X_1 is the number of licensed places for children):

- am peak hour trips – $0.0118 X_1^2 - 0.3585 X_1 + 22.968$; and
- pm peak hour trips – $0.004 X_1^2 + 0.4117 X_1 + 6.0276$.

On the basis of the above equations, it is forecast that the proposal will generate 122 am peak hour and 98 pm peak hour trips. In CIRQA's experience, such rates are higher than typically experienced at child care centres in Greater Adelaide. Nevertheless, these forecasts have been adopted for conservatism.

Vehicle movements will be distributed via the site's access point on Boston Avenue. All movements will be permitted at the access. For the purposes of this assessment, the following distribution assumptions have been adopted:

- am peak hour – 60% of trips are inbound and 40% of trips are outbound (based on the comparable survey data);
- pm peak hour – 50% of trips are inbound and 50% of trips are outbound (based on the comparable survey data); and
- in respect to the distribution to/from the broader road network, 30% of movements are to/from the west, 35% are to/from the north and 35% are to/from the south.

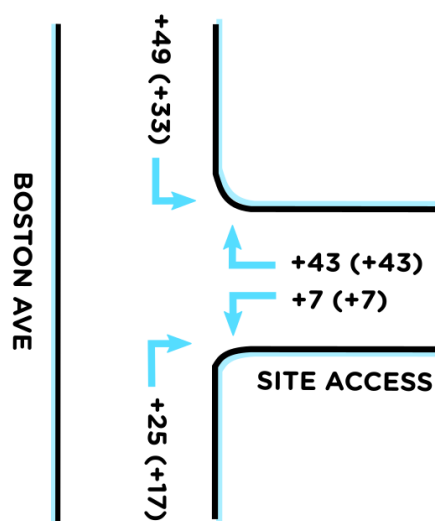


Figure 3 – Forecast additional turning movements at the proposed access point

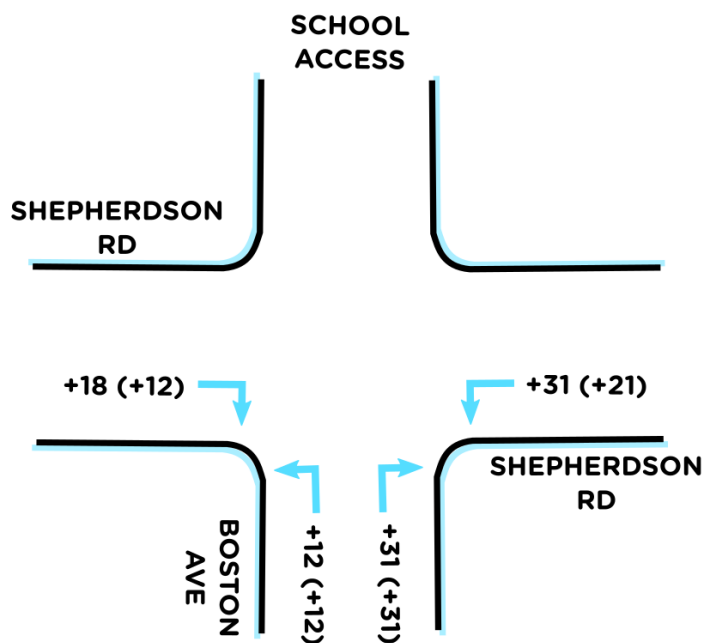


Figure 4 – Forecast turning movements (associated with the child care centre) at the intersection of Shepherdson Road and Boston Avenue

5.2 TRAFFIC IMPACT

In order to determine the site's potential impact on the adjacent Shepherdson Road/Boston Avenue intersection, modelling (using SIDRA Intersection software) has been undertaken for both the existing and future traffic scenarios. The model has included the adjacent Emu Crossing to ensure any delays associated with vehicles giving way to pedestrians are considered in the analysis.

A summary of the key SIDRA results is illustrated in Table 1 with the detailed SIDRA output attached in Appendix D.

Table 1 – SIDRA summary for the am and (pm) peak hours for existing traffic volumes

| Movement | Level of Service (LoS) | Degree of Saturation (DoS) | Delay (sec) | Av. Back of Queue (m) |
|--------------------------------|------------------------|----------------------------|-------------|-----------------------|
| Parafield School (N) - Left | A (A) | 0.211 (0.093) | 5.9 (5.5) | 1.4 (0.6) |
| Parafield School (N) - Through | A (A) | 0.211 (0.093) | 8.0 (6.0) | 1.4 (0.6) |
| Parafield School (N) - Right | B (A) | 0.211 (0.093) | 11.0 (8.1) | 1.4 (0.6) |
| Shepherdson Road (E) - Left | A (A) | 0.203 (0.139) | 3.9 (2.3) | 2.4 (0.2) |
| Shepherdson Road (E) - Through | A (A) | 0.203 (0.139) | 0.9 (0.0) | 2.4 (0.2) |
| Shepherdson Road (E) - Right | A (A) | 0.203 (0.139) | 3.7 (2.8) | 2.4 (0.2) |
| Boston Avenue (S) - Left | A (A) | 0.052 (0.043) | 5.4 (5.3) | 0.5 (0.3) |
| Boston Avenue (S) - Through | A (A) | 0.052 (0.043) | 8.0 (5.9) | 0.5 (0.3) |
| Boston Avenue (S) - Right | B (A) | 0.052 (0.043) | 10.3 (8.3) | 0.5 (0.3) |
| Shepherdson Road (W) - Left | A (A) | 0.248 (0.271) | 4.9 (5.5) | 1.9 (0.3) |
| Shepherdson Road (W) - Through | A (A) | 0.248 (0.271) | 0.1 (0.1) | 1.9 (0.3) |
| Shepherdson Road (W) - Right | A (A) | 0.248 (0.271) | 5.7 (5.6) | 1.9 (0.3) |

Table 2 provides the key results for the future scenario with the detailed SIDRA output is attached in Appendix B.

Table 2 – SIDRA summary for the am and (pm) peak hours for the future traffic scenario

| Movement | Level of Service (LoS) | Degree of Saturation (DoS) | Av. Delay (sec) | Av. Back of Queue (m) |
|--------------------------------|------------------------|----------------------------|-----------------|-----------------------|
| Parafield School (N) - Left | A (A) | 0.218 (0.094) | 5.9 (5.5) | 1.4 (0.6) |
| Parafield School (N) - Through | A (A) | 0.218 (0.094) | 8.5 (6.3) | 1.4 (0.6) |



| | | | | |
|--------------------------------|-------|---------------|------------|-----------|
| Parafield School (N) - Right | B (A) | 0.218 (0.094) | 11.4 (8.4) | 1.4 (0.6) |
| Shepherdson Road (E) - Left | A (A) | 0.221 (0.151) | 3.7 (2.1) | 2.7 (0.2) |
| Shepherdson Road (E) – Through | A (A) | 0.221 (0.151) | 0.9 (0.0) | 2.7 (0.2) |
| Shepherdson Road (E) - Right | A (A) | 0.221 (0.151) | 3.8 (2.9) | 2.7 (0.2) |
| Boston Avenue (S) – Left | A (A) | 0.188 (0.149) | 5.4 (5.4) | 1.3 (1.0) |
| Boston Avenue (S) – Through | A (A) | 0.188 (0.149) | 8.7 (6.2) | 1.3 (1.0) |
| Boston Avenue (S) – Right | B (A) | 0.188 (0.149) | 11.1 (8.8) | 1.3 (1.0) |
| Shepherdson Road (W) - Left | A (A) | 0.263 (0.283) | 5.2 (5.6) | 1.8 (0.7) |
| Shepherdson Road (W) – Through | A (A) | 0.263 (0.283) | 0.2 (0.1) | 1.8 (0.7) |
| Shepherdson Road (W) - Right | A (A) | 0.263 (0.283) | 5.8 (5.7) | 1.8 (0.7) |

As illustrated in Table 1 and Table 2, the SIDRA analysis has identified the Shepherdson Road and Boston Avenue intersection is not significantly impacted by the additional traffic generated by the proposed child care centre. The Level of Service for each movement remains the same and there are minimal changes in delays and queues. The analysis confirms that the additional volumes would be readily accommodated at the adjacent intersection and on the surrounding road network with negligible impact on traffic conditions.

In addition, based on the existing volumes surveyed, the additional generation associated with the site would result in total daily volumes remaining within the respective road hierarchy classifications for the adjacent roads (major collector for Shepherdson Road and local road for Boston Avenue). The proposal would not change the nature or function of these adjacent streets.

Further to the above, the previously approved child care centre would have generated a greater level of traffic than that associated with the current proposal, given that the capacity (with regard to child places) has been reduced for the subject proposal. The traffic impact associated with the current proposal will therefore be lower than that associated with the previous approval for the site.

It is important to note that that above movement forecasts above relate to the absolute peak periods associated with the child care centre. However, such periods do not typically directly align with the commuter peak hour periods on adjacent road networks (of particular note, they also do not typically align directly with peaks associated with schools). The forecasts also do not take into account 'passing trade' (i.e. parents/carers dropping children off on the way to work who would already pass the site). In reality, a portion of movements would already exist on the adjacent road network and additional movements would be less than



stated above. For the above reasons, the assessment is considered conservative.

6. SUMMARY

The proposal comprises the construction of a 108-place child care centre with associated access and parking provisions. Vehicle access to the site will be provided via a two-way access point on Boston Avenue. The site has been designed such that all entry and exit movements can be undertaken in a forward direction.

A total of 27 parking spaces will be provided on-site. Such a provision will satisfy the parking requirements of the Planning and Design Code. The parking area will be provided in accordance with the relevant Australian Standard.

The proposal is forecast to generate in the order of 122 am peak hour and 98 pm peak hour trips. Such movements will be readily accommodated at the proposed site access and on the adjacent road network. Notably, the current proposal also represents a lower traffic generation (and impact) than the previously approved child care centre for the site.

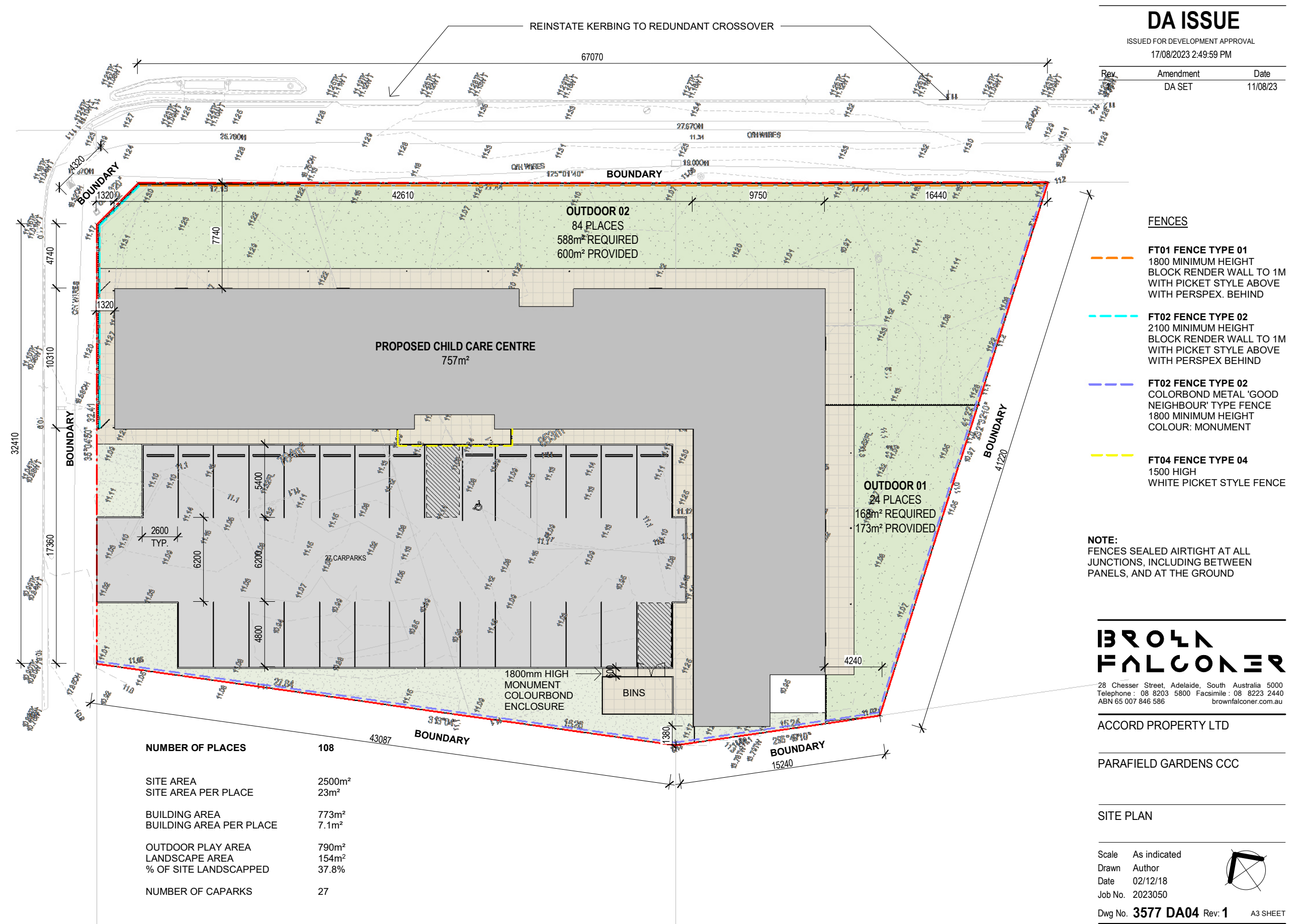


APPENDIX A

BROWN FALCONER PLANS

CIRQA\Projects\23286 Child Care Centre 12-16 Shepherdson Rd Parafield Gardens 21Aug23 V1

Appendix A





APPENDIX B

SIDRA SUMMARIES

CIRQA\Projects\23286 Child Care Centre 12-16 Shepherdson Rd Parafield Gardens 21Aug23 V1

Appendix B

MOVEMENT SUMMARY

Site: 101 [Boston/Shepherdson AM - Import (Site Folder: Existing Case)]

Network: N101 [AM - Existing - Import (Network Folder: General)]

New Site
Site Category: (None)
Give-Way (Two-Way)

| Vehicle Movement Performance | | | | | | | | | | | | | | |
|------------------------------|------|---------------|------|--------------------|------|-----------|-------------|------------------|-----------------------|----------|-----------|---------------------|------------------|-------------|
| Mov ID | Turn | DEMAND FLOWS | | ARRIVAL FLOWS | | Deg. Satn | Aver. Delay | Level of Service | AVERAGE BACK OF QUEUE | | Prop. Que | Effective Stop Rate | Aver. No. Cycles | Aver. Speed |
| | | [Total veh/h | HV % | [Total HV] veh/h | % | | | | [Veh. veh | Dist] m | | | | |
| South: Boston S | | | | | | | | | | | | | | |
| 1 | L2 | 36 | 5.9 | 36 | 5.9 | 0.052 | 5.4 | LOS A | 0.1 | 0.5 | 0.35 | 0.57 | 0.35 | 45.6 |
| 2 | T1 | 2 | 0.0 | 2 | 0.0 | 0.052 | 8.0 | LOS A | 0.1 | 0.5 | 0.35 | 0.57 | 0.35 | 45.7 |
| 3 | R2 | 6 | 0.0 | 6 | 0.0 | 0.052 | 10.3 | LOS B | 0.1 | 0.5 | 0.35 | 0.57 | 0.35 | 42.9 |
| Approach | | 44 | 4.8 | 44 | 4.8 | 0.052 | 6.2 | LOS A | 0.1 | 0.5 | 0.35 | 0.57 | 0.35 | 45.4 |
| East: Shepherdson E | | | | | | | | | | | | | | |
| 4 | L2 | 7 | 14.3 | 7 | 14.3 | 0.203 | 3.9 | LOS A | 0.3 | 2.4 | 0.33 | 0.17 | 0.33 | 46.5 |
| 5 | T1 | 235 | 1.8 | 235 | 1.8 | 0.203 | 0.9 | LOS A | 0.3 | 2.4 | 0.33 | 0.17 | 0.33 | 47.8 |
| 6 | R2 | 88 | 0.0 | 88 | 0.0 | 0.203 | 3.8 | LOS A | 0.3 | 2.4 | 0.33 | 0.17 | 0.33 | 46.1 |
| Approach | | 331 | 1.6 | 331 | 1.6 | 0.203 | 1.7 | NA | 0.3 | 2.4 | 0.33 | 0.17 | 0.33 | 47.3 |
| North: Parafield School N | | | | | | | | | | | | | | |
| 7 | L2 | 49 | 2.1 | 49 | 2.1 | 0.211 | 5.9 | LOS A | 0.2 | 1.4 | 0.51 | 0.72 | 0.51 | 40.9 |
| 8 | T1 | 2 | 0.0 | 2 | 0.0 | 0.211 | 8.0 | LOS A | 0.2 | 1.4 | 0.51 | 0.72 | 0.51 | 44.6 |
| 9 | R2 | 40 | 0.0 | 40 | 0.0 | 0.211 | 11.0 | LOS B | 0.2 | 1.4 | 0.51 | 0.72 | 0.51 | 44.2 |
| Approach | | 92 | 1.1 | 92 | 1.1 | 0.211 | 8.2 | LOS A | 0.2 | 1.4 | 0.51 | 0.72 | 0.51 | 42.9 |
| West: Shepherdson W | | | | | | | | | | | | | | |
| 10 | L2 | 73 | 1.4 | 73 | 1.4 | 0.248 | 4.9 | LOS A | 0.3 | 1.9 | 0.08 | 0.11 | 0.08 | 48.6 |
| 11 | T1 | 364 | 1.2 | 364 | 1.2 | 0.248 | 0.1 | LOS A | 0.3 | 1.9 | 0.08 | 0.11 | 0.08 | 48.3 |
| 12 | R2 | 27 | 3.8 | 27 | 3.8 | 0.248 | 5.7 | LOS A | 0.3 | 1.9 | 0.08 | 0.11 | 0.08 | 48.1 |
| Approach | | 464 | 1.4 | 464 | 1.4 | 0.248 | 1.2 | NA | 0.3 | 1.9 | 0.08 | 0.11 | 0.08 | 48.4 |
| All Vehicles | | 931 | 1.6 | 931 | 1.6 | 0.248 | 2.3 | NA | 0.3 | 2.4 | 0.22 | 0.21 | 0.22 | 47.1 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

 Site: 101 [Boston/Shepherdson PM - Import (Site Folder: Existing Case)]

 Network: N101 [PM - Existing - Import (Network Folder: General)]

New Site
Site Category: (None)
Give-Way (Two-Way)

| Vehicle Movement Performance | | | | | | | | | | | | | | |
|------------------------------|------|---------------|------|--------------------|-----|-----------|-------------|------------------|-----------------------|----------|-----------|---------------------|------------------|-------------|
| Mov ID | Turn | DEMAND FLOWS | | ARRIVAL FLOWS | | Deg. Satn | Aver. Delay | Level of Service | AVERAGE BACK OF QUEUE | | Prop. Que | Effective Stop Rate | Aver. No. Cycles | Aver. Speed |
| | | [Total veh/h | HV % | [Total HV] veh/h | % | | | | [Veh. veh | Dist] m | | | | |
| South: Boston S | | | | | | | | | | | | | | |
| 1 | L2 | 14 | 0.0 | 14 | 0.0 | 0.043 | 5.3 | LOS A | 0.0 | 0.3 | 0.39 | 0.61 | 0.39 | 45.4 |
| 2 | T1 | 1 | 0.0 | 1 | 0.0 | 0.043 | 5.9 | LOS A | 0.0 | 0.3 | 0.39 | 0.61 | 0.39 | 45.5 |
| 3 | R2 | 12 | 0.0 | 12 | 0.0 | 0.043 | 8.3 | LOS A | 0.0 | 0.3 | 0.39 | 0.61 | 0.39 | 42.4 |
| Approach | | 26 | 0.0 | 26 | 0.0 | 0.043 | 6.7 | LOS A | 0.0 | 0.3 | 0.39 | 0.61 | 0.39 | 44.5 |
| East: Shepherdson E | | | | | | | | | | | | | | |
| 4 | L2 | 14 | 0.0 | 14 | 0.0 | 0.139 | 2.3 | LOS A | 0.0 | 0.2 | 0.03 | 0.03 | 0.03 | 48.8 |
| 5 | T1 | 246 | 2.1 | 246 | 2.1 | 0.139 | 0.0 | LOS A | 0.0 | 0.2 | 0.03 | 0.03 | 0.03 | 49.7 |
| 6 | R2 | 5 | 0.0 | 5 | 0.0 | 0.139 | 2.8 | LOS A | 0.0 | 0.2 | 0.03 | 0.03 | 0.03 | 47.9 |
| Approach | | 265 | 2.0 | 265 | 2.0 | 0.139 | 0.2 | NA | 0.0 | 0.2 | 0.03 | 0.03 | 0.03 | 49.6 |
| North: Parafield School N | | | | | | | | | | | | | | |
| 7 | L2 | 51 | 0.0 | 51 | 0.0 | 0.093 | 5.5 | LOS A | 0.1 | 0.6 | 0.37 | 0.59 | 0.37 | 43.0 |
| 8 | T1 | 1 | 0.0 | 1 | 0.0 | 0.093 | 6.0 | LOS A | 0.1 | 0.6 | 0.37 | 0.59 | 0.37 | 45.8 |
| 9 | R2 | 9 | 0.0 | 9 | 0.0 | 0.093 | 8.1 | LOS A | 0.1 | 0.6 | 0.37 | 0.59 | 0.37 | 45.4 |
| Approach | | 61 | 0.0 | 61 | 0.0 | 0.093 | 5.9 | LOS A | 0.1 | 0.6 | 0.37 | 0.59 | 0.37 | 43.7 |
| West: Shepherdson W | | | | | | | | | | | | | | |
| 10 | L2 | 2 | 0.0 | 2 | 0.0 | 0.271 | 5.5 | LOS A | 0.0 | 0.3 | 0.05 | 0.03 | 0.05 | 49.2 |
| 11 | T1 | 280 | 2.3 | 280 | 2.3 | 0.271 | 0.1 | LOS A | 0.0 | 0.3 | 0.05 | 0.03 | 0.05 | 49.4 |
| 12 | R2 | 14 | 0.0 | 14 | 0.0 | 0.271 | 5.6 | LOS A | 0.0 | 0.3 | 0.05 | 0.03 | 0.05 | 48.7 |
| Approach | | 296 | 2.1 | 296 | 2.1 | 0.271 | 0.4 | NA | 0.0 | 0.3 | 0.05 | 0.03 | 0.05 | 49.3 |
| All Vehicles | | 648 | 1.8 | 648 | 1.8 | 0.271 | 1.1 | NA | 0.1 | 0.6 | 0.08 | 0.11 | 0.08 | 48.5 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 101 [Boston/Shepherdson AM - Future (Site Folder: Future)]

Network: N101 [AM - Future (Network Folder: General)]

New Site
Site Category: (None)
Give-Way (Two-Way)

| Vehicle Movement Performance | | | | | | | | | | | | | | |
|------------------------------|------|---------------|------|---------------|------|-----------|-------------|------------------|-----------------------|----------|-----------|---------------------|------------------|-------------|
| Mov ID | Turn | DEMAND FLOWS | | ARRIVAL FLOWS | | Deg. Satn | Aver. Delay | Level of Service | AVERAGE BACK OF QUEUE | | Prop. Que | Effective Stop Rate | Aver. No. Cycles | Aver. Speed |
| | | [Total veh/h | HV % | [Total veh/h | HV % | v/c | sec | | [Veh. veh | Dist] m | | | | km/h |
| South: Boston S | | | | | | | | | | | | | | |
| 1 | L2 | 48 | 4.3 | 48 | 4.3 | 0.188 | 5.4 | LOS A | 0.2 | 1.3 | 0.43 | 0.66 | 0.43 | 44.6 |
| 2 | T1 | 2 | 0.0 | 2 | 0.0 | 0.188 | 8.7 | LOS A | 0.2 | 1.3 | 0.43 | 0.66 | 0.43 | 44.7 |
| 3 | R2 | 39 | 0.0 | 39 | 0.0 | 0.188 | 11.1 | LOS B | 0.2 | 1.3 | 0.43 | 0.66 | 0.43 | 41.1 |
| Approach | | 89 | 2.4 | 89 | 2.4 | 0.188 | 8.0 | LOS A | 0.2 | 1.3 | 0.43 | 0.66 | 0.43 | 43.6 |
| East: Shepherdson E | | | | | | | | | | | | | | |
| 4 | L2 | 40 | 2.6 | 40 | 2.6 | 0.221 | 3.7 | LOS A | 0.4 | 2.7 | 0.34 | 0.18 | 0.34 | 46.6 |
| 5 | T1 | 235 | 1.8 | 235 | 1.8 | 0.221 | 0.9 | LOS A | 0.4 | 2.7 | 0.34 | 0.18 | 0.34 | 47.5 |
| 6 | R2 | 88 | 0.0 | 88 | 0.0 | 0.221 | 3.8 | LOS A | 0.4 | 2.7 | 0.34 | 0.18 | 0.34 | 45.8 |
| Approach | | 363 | 1.4 | 363 | 1.4 | 0.221 | 1.9 | NA | 0.4 | 2.7 | 0.34 | 0.18 | 0.34 | 47.0 |
| North: Parafield School N | | | | | | | | | | | | | | |
| 7 | L2 | 49 | 2.1 | 49 | 2.1 | 0.218 | 5.9 | LOS A | 0.2 | 1.4 | 0.51 | 0.72 | 0.51 | 40.7 |
| 8 | T1 | 2 | 0.0 | 2 | 0.0 | 0.218 | 8.5 | LOS A | 0.2 | 1.4 | 0.51 | 0.72 | 0.51 | 44.5 |
| 9 | R2 | 40 | 0.0 | 40 | 0.0 | 0.218 | 11.4 | LOS B | 0.2 | 1.4 | 0.51 | 0.72 | 0.51 | 44.1 |
| Approach | | 92 | 1.1 | 92 | 1.1 | 0.218 | 8.4 | LOS A | 0.2 | 1.4 | 0.51 | 0.72 | 0.51 | 42.8 |
| West: Shepherdson W | | | | | | | | | | | | | | |
| 10 | L2 | 73 | 1.4 | 73 | 1.4 | 0.263 | 5.2 | LOS A | 0.3 | 1.8 | 0.13 | 0.13 | 0.13 | 48.4 |
| 11 | T1 | 364 | 1.2 | 364 | 1.2 | 0.263 | 0.2 | LOS A | 0.3 | 1.8 | 0.13 | 0.13 | 0.13 | 47.9 |
| 12 | R2 | 46 | 2.3 | 46 | 2.3 | 0.263 | 5.8 | LOS A | 0.3 | 1.8 | 0.13 | 0.13 | 0.13 | 47.9 |
| Approach | | 483 | 1.3 | 483 | 1.3 | 0.263 | 1.5 | NA | 0.3 | 1.8 | 0.13 | 0.13 | 0.13 | 48.0 |
| All Vehicles | | 1027 | 1.4 | 1027 | 1.4 | 0.263 | 2.8 | NA | 0.4 | 2.7 | 0.26 | 0.25 | 0.26 | 46.6 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 101 [Boston/Shepherdson PM - Future (Site Folder: Future)]

Network: N101 [PM - Future (Network Folder: General)]

New Site
Site Category: (None)
Give-Way (Two-Way)

| Vehicle Movement Performance | | | | | | | | | | | | | | |
|------------------------------|------|---------------|------|---------------|------|-----------|-------------|------------------|-----------------------|--------|-----------|---------------------|------------------|-------------|
| Mov ID | Turn | DEMAND FLOWS | | ARRIVAL FLOWS | | Deg. Satn | Aver. Delay | Level of Service | AVERAGE BACK OF QUEUE | | Prop. Que | Effective Stop Rate | Aver. No. Cycles | Aver. Speed |
| | | [Total veh/h | HV % | [Total veh/h | HV % | v/c | sec | | [Veh. veh | Dist m | | | | km/h |
| South: Boston S | | | | | | | | | | | | | | |
| 1 | L2 | 26 | 0.0 | 26 | 0.0 | 0.149 | 5.4 | LOS A | 0.1 | 1.0 | 0.44 | 0.69 | 0.44 | 44.9 |
| 2 | T1 | 1 | 0.0 | 1 | 0.0 | 0.149 | 6.2 | LOS A | 0.1 | 1.0 | 0.44 | 0.69 | 0.44 | 45.0 |
| 3 | R2 | 44 | 0.0 | 44 | 0.0 | 0.149 | 8.8 | LOS A | 0.1 | 1.0 | 0.44 | 0.69 | 0.44 | 41.5 |
| Approach | | 72 | 0.0 | 72 | 0.0 | 0.149 | 7.5 | LOS A | 0.1 | 1.0 | 0.44 | 0.69 | 0.44 | 43.3 |
| East: Shepherdson E | | | | | | | | | | | | | | |
| 4 | L2 | 36 | 0.0 | 36 | 0.0 | 0.151 | 2.1 | LOS A | 0.0 | 0.2 | 0.03 | 0.07 | 0.03 | 48.6 |
| 5 | T1 | 246 | 2.1 | 246 | 2.1 | 0.151 | 0.0 | LOS A | 0.0 | 0.2 | 0.03 | 0.07 | 0.03 | 49.5 |
| 6 | R2 | 5 | 0.0 | 5 | 0.0 | 0.151 | 2.9 | LOS A | 0.0 | 0.2 | 0.03 | 0.07 | 0.03 | 47.7 |
| Approach | | 287 | 1.8 | 287 | 1.8 | 0.151 | 0.3 | NA | 0.0 | 0.2 | 0.03 | 0.07 | 0.03 | 49.4 |
| North: Parafield School N | | | | | | | | | | | | | | |
| 7 | L2 | 51 | 0.0 | 51 | 0.0 | 0.094 | 5.5 | LOS A | 0.1 | 0.6 | 0.37 | 0.60 | 0.37 | 43.0 |
| 8 | T1 | 1 | 0.0 | 1 | 0.0 | 0.094 | 6.3 | LOS A | 0.1 | 0.6 | 0.37 | 0.60 | 0.37 | 45.8 |
| 9 | R2 | 9 | 0.0 | 9 | 0.0 | 0.094 | 8.4 | LOS A | 0.1 | 0.6 | 0.37 | 0.60 | 0.37 | 45.4 |
| Approach | | 61 | 0.0 | 61 | 0.0 | 0.094 | 5.9 | LOS A | 0.1 | 0.6 | 0.37 | 0.60 | 0.37 | 43.7 |
| West: Shepherdson W | | | | | | | | | | | | | | |
| 10 | L2 | 2 | 0.0 | 2 | 0.0 | 0.283 | 5.6 | LOS A | 0.1 | 0.7 | 0.09 | 0.05 | 0.09 | 49.0 |
| 11 | T1 | 280 | 2.3 | 280 | 2.3 | 0.283 | 0.1 | LOS A | 0.1 | 0.7 | 0.09 | 0.05 | 0.09 | 48.9 |
| 12 | R2 | 26 | 0.0 | 26 | 0.0 | 0.283 | 5.7 | LOS A | 0.1 | 0.7 | 0.09 | 0.05 | 0.09 | 48.5 |
| Approach | | 308 | 2.0 | 308 | 2.0 | 0.283 | 0.7 | NA | 0.1 | 0.7 | 0.09 | 0.05 | 0.09 | 48.9 |
| All Vehicles | | 728 | 1.6 | 728 | 1.6 | 0.283 | 1.7 | NA | 0.1 | 1.0 | 0.12 | 0.17 | 0.12 | 47.8 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com

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Project: C:\Users\JeremyBayly\Cirqa Pty Ltd\Cirqa Pty Ltd Team Site - Public\2023\23286 Child Care Centre 12-16 Shepherdson Road Parafield Gardens\SIDRA\23286_17Jul23.sip9

FINAL REPORT

ACCORD

CHILD CARE CENTRE

12-16 Shepherdson Road, Parafield
Gardens

> STORMWATER MANAGEMENT PLAN

cpr
engineers

REV A | 8 Oct. 23

Item 8.1.1 - Attachment 1 - Application documentation



12-16 SHEPHERSON ROAD, PARAFIELD GARDENS - CHILD CARE CENTRE STORMWATER MANAGEMENT PLAN

Site Address: 12-16 Shepherdson Road, Parafield Gardens SA

Project Number: 230237

ISSUE REGISTER PROJECT:

| ISSUE DATE | REASON | PREPARED | REVIEWED |
|------------|--------------|----------------|----------------|
| 11.08.23 | Draft Report | David Reynolds | David Reynolds |
| 05.09.23 | Final Report | Joeppe Flores | |
| 08.10.23 | Final Report | Joeppe Flores | |

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E admin@cprengineers.com.au

12-16 SHEPHERDSON ROAD, PARAFIELD GARDENS - CHILD CARE CENTRE

STORMWATER MANAGEMENT PLAN

230237 - Friday, 11 August 2023

INTRODUCTION

The following report outlines the key requirements to manage the disposal of stormwater from the post development site. The site is situated at 12-16 Shepherdson Road, Parafield Gardens.

The stormwater concept has been based upon the architectural plans prepared by Brown Falconer, and the survey provided.

The existing site consists of 3 separate residential allotments. A new building, car park pavement and landscaped areas are proposed to be constructed for this development.

This Stormwater Management Plan has been prepared in accordance with principles outlined in the City of Salisbury Council general policy, along with the EPA Policy and Guidelines and the specific site assessment provided from the City of Salisbury Development services.

This document is to be read in conjunction with:

- Architect's site plans,
- CPR Engineers Stormwater Management Plan 220336-C01 REV D; and
- CPR Engineers Stormwater Calculations

This Stormwater Management Plan establishes the principles to manage the stormwater on the site and is submitted for review as a part of the Development Approval process.

Should further details be required during this period, CPR Engineers will be able to provide these as necessary.

GENERAL STORMWATER MANAGEMENT

The new works will be designed for the following stormwater criteria as outlined by City of Salisbury Council via email dated 14 July 2023:

1. *Post-development stormwater flows are to be restricted to the equivalent pre-development stormwater flows for 10-year Average Recurrence Interval (ARI) to handle minor rainfall events and a 100-year ARI to accommodate major rainfall events.*
2. *Stormwater quality treatment is to be provided to demonstrate that Council's water quality targets can be achieved. The P&D Code (Design in Urban Areas – Assessment Provision PO 42.2) includes the following Water Sensitive Design provision; Water discharged from a development site is to be of a physical,*

12-16 Shepherdson Road, Parafield Gardens - Child Care Centre | 230237-23-10-08- SWMP REV C -1
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chemical and biological condition equivalent to of better than its pre-development state. To achieve the requirements of the Code and ensure Council's water quality objectives are met, it's recommended that the following water quality targets requirements apply. These are to be verified through provision of a MUSIC model to support the proposal:

- I. 80% retention of the typical urban annual load for Total Suspended Solids
- II. 60% retention of the typical urban annual load for Total Phosphorus
- III. 60% retention of the typical urban annual load for Total Nitrogen
- IV. 100% retention of the typical urban annual load for Gross Pollutants (litter)
- V. No visible oil flows up to the 3month ARI peak flow

SITE FEATURES

The primary site features prior to development include the following approximate areas:

- Total Roof area - 522.5m²
- Total pavement area - 752m²
- Exist Landscaping - 1,215.5 m²
- Total Exist Site area - 2,490 m²
- Refer Pre-development Site Areas 230237-CIV-C02 REV A

The post development features are:

- Roof Areas - 962 m²
- Sealed Surface - 661 m²
- Landscaping - 867 m²
- Total area - 2,490 m²
- Refer Pre-development Site Areas 230237-CIV-C03 REV A, 230237-CIV-C04 REV A

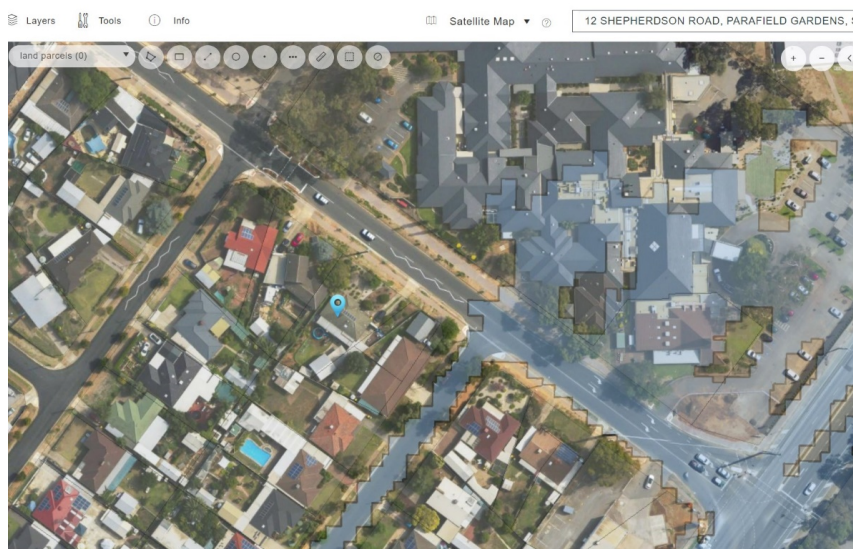
FINISHED FLOOR LEVEL REQUIREMENTS

The City of Salisbury Council has advised, via email dated 20 July 2022, that the development Finished Floor Level (FFL) is to be set 300mm higher than the existing kerb level along the Shepherdson Road. Hence, a FFL of 11.55 has been set.

The perimeter pavements around the buildings shall grade away from the building and as such divert any chance for overland flows to elsewhere on the site.

The above measures have been addressed in order to maintain an appropriate freeboard level higher than surrounding formed ground surfaces to enable overload flows from 1:100 ARI storm events to exit the site in an appropriate manner and so as not to affect the neighbouring properties.





STORMWATER DETENTION

The post development site will result in increased impervious areas hence requiring on-site detention.

In accordance with council requirements pre-development flows have been calculated for the both the 10 year and 100 year ARI in order to limit the post development 10 year and 100 year ARI case.

The pre-development conditions:

- Existing 10 year ARI Pre Development Flow = 34.20 L/s
- Existing 100 year ARI Pre Development Flow = 62.00 L/s

The limitations on site to discharge to a maximum of 10L/s to the Kerb and Water table on Shepherdson Road and Boston Avenue to the west for each outlet. The previous 3 allotments provide for 3 discharge points of 10L/s for this combined development.

Total detention required to satisfy the 1%AEP (100 year ARI) is 28.2kL.

Detention shall be provided via

- 3 above ground 4.0 kL rainwater tanks piped to Shepherdson Road for Roof runoff to the north and east – 12kL provided;
- Car park detention for the roof runoff to the south and west side of the ridge by diverting downpipe through the perimeter pavement to the car park surface – refer plan – 11kL provided;
- Car park detention over the area to be by an above surface detention of depth 120mm is proposed within the car park area to provide 11 kL detention. This is to be controlled by restricted flow through in ground pits to the street's kerb and water table
- Total detention provided is 34kL

12-16 Shepherdson Road, Parafield Gardens - Child Care Centre | 230237-23-10-08- SWMP REV C -3
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QUALITY OF WATER

The City of Salisbury Council recommends storm water run-off is treated prior to discharge into council system. A specifically selected treatment system will be included in the car park area to provide treatment to meet the following targets:

- Stormwater Quality targets in accordance with EPA: TSS 80%, P 60%, N 45%
Gross Pollutants 100% reduction.

Note that in line with the City of Salisbury Infrastructure Guidelines, a reduced performance target of 45% Total Nitrogen has been adopted as the development meets the criteria as a commercial development with less than 60 L/s discharge.

MUSIC modelling has been undertaken to support the proposed stormwater treatment approach, refer attached output.

ISSUES DURING CONSTRUCTION

The management of stormwater during construction will be under constant monitoring by the appointed builder.

The builder will be employed to maintain control measures on site and to minimise run-off from the site which may contain fine earth particles and any deleterious material that washes off site will be cleaned up by the contractor.

Open swales rock and earth beds as well as hay bales will be used to manage stormwater during Construction and in particular during the earthworks phase of the project. The contractor will be required to submit a sediment and stormwater control plan during the different phases of the development.

Prepared by



David Reynolds
COMBE PEARSON REYNOLDS PTY LTD

Davidr@cprengineers.com.au

Attachments:

- CPR Engineers Stormwater Management Plan – 230237-C01 REV C
- CPR Engineers Pre-development Site Areas – 230237-C02 REV A
- CPR Engineers Post-development Impervious Site Areas – 230237-C03 REV A
- CPR Engineers Post-development Roof Areas – 230237-C04 REV A
- MUSIC Modelling Output





OCEAN PROTECT JELLYFISH JF900-1-
STORMWATER TREATMENT SYSTEM

ABOVE GROUND DETENTION TANK

IP INSPECTION POINT

 JUNCTION BOX GRATED INLET PIT.

PITS IN CARPARK TO BE FITTED WITH
OCEAN PROTECT OCEAN GUARD
OG-200 PIT BASKETS

COUNCIL REQUIREMENTS:

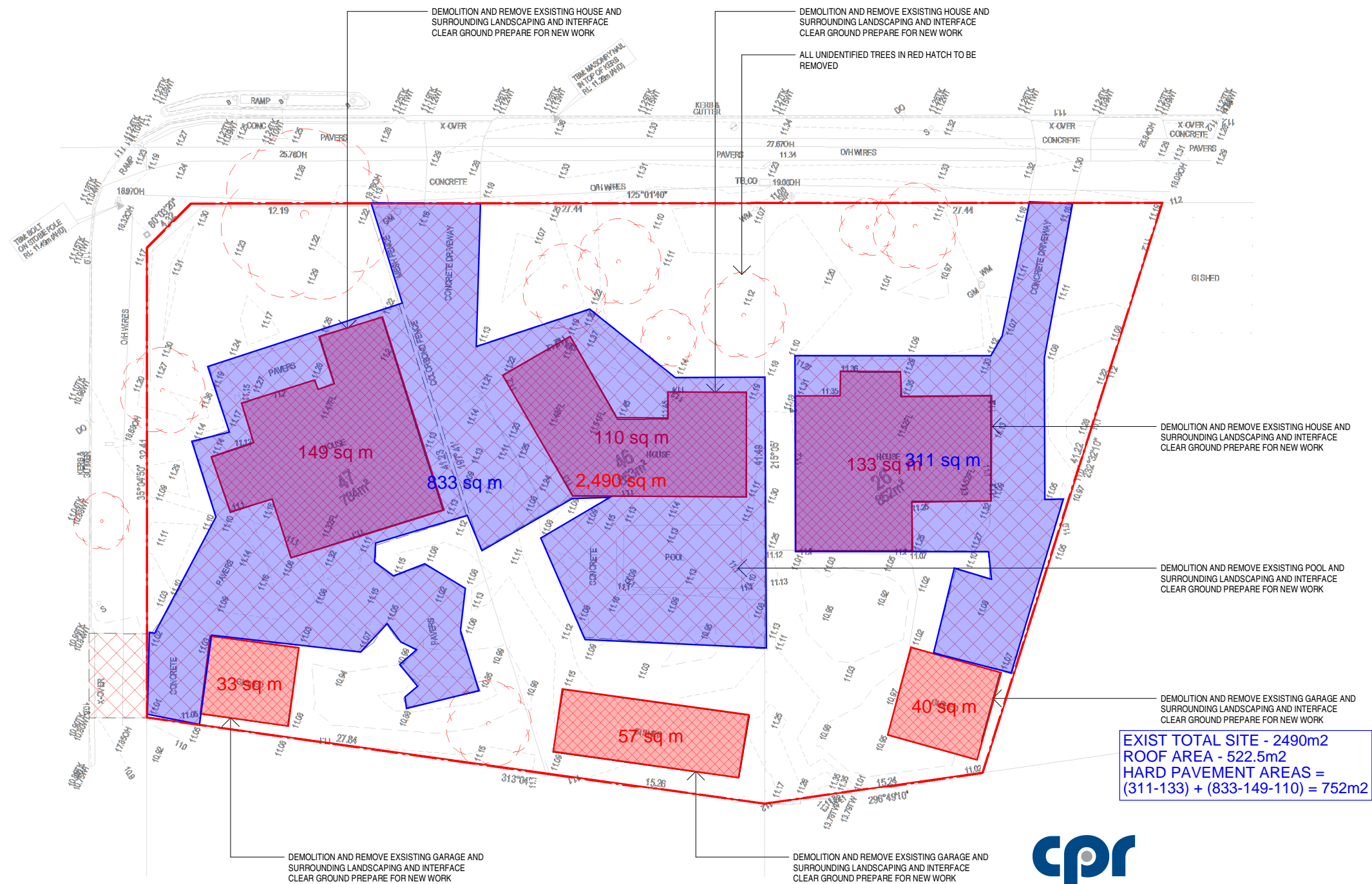
1. ALLOWABLE DISCHARGE RATE TO STREET WATERTABLE: 10 L/s PER OUTLET
2. POST DEVELOPMENT LIMITED TO PRE-DEVELOPMENT FLOWS FOR 10 YR MINOR STORM, 100 YR MAJOR STORM
3. MUSIC MODELLING TO BE COMPLETED TO (TSS 80%, P 60%, N 45% Gross Pollutants 100% reduction)

STORMWATER DETENTION REQUIREMENTS:

ROOF - MIN 16.55KL AND 11.7kL FROM PAVEMENT
3 x 4,000L ABOVE GROUND TANKS PROVIDED
CAR PARK - SURFACE BONDING TO 11kL x 2 OFF IN CARPARK SURFACE



Project: PARAFIELD GARDENS CCC
Site: 12-16 Shepherdson Road, Parafield Gardens
Sketch Title: STORMWATER MANAGEMENT PLAN
Sketch Ref: 230237-CIV-C01 REV C
Date: 05/09/2023
Scale: 1:250 AT A2



Project: PARAFIELD GARDENS CCC
Site: 12-16 Shepherdson Road, Parafield Gardens
Sketch Title: SITE AREAS
Sketch Ref: 230237-CIV-C02
Date: 19/07/2023
Scale: 1:250 AT A3

PRELIMINARY

WORK IN PROGRESS ISSUE
13/07/2023 6:23:52 PM

| Rev | Amendment | Date |
|-----|-----------|------|
|-----|-----------|------|

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ABN 65 007 846 586 brownfalconer.com.au

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PARAFIELD GARDENS CCC

EXISTING CONDITIONS

Scale 1 : 300
Drawn Author
Date 02/12/18
Job No. 2023050

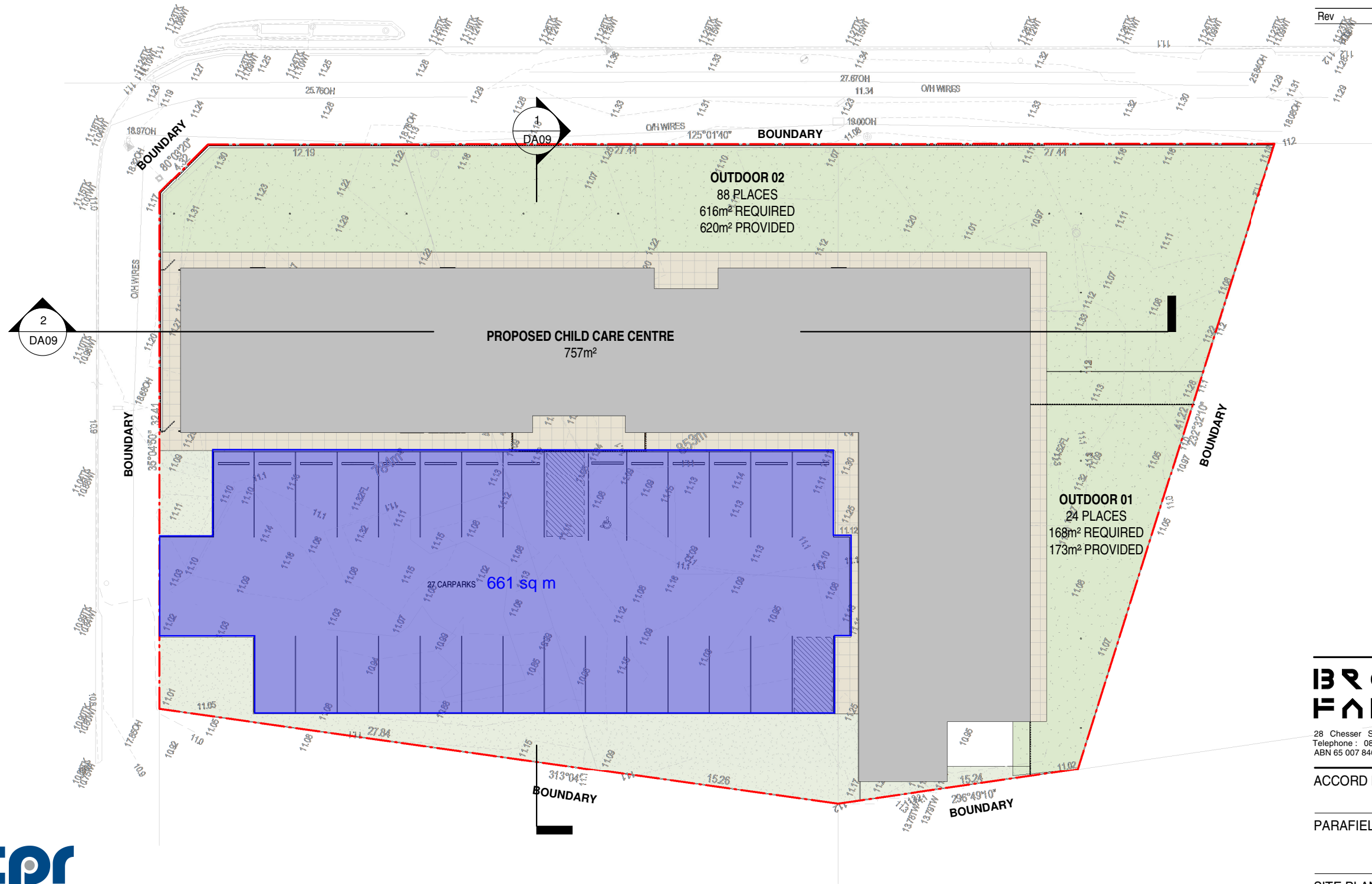


Dwg No. 3577 DA02 Rev: A3 SHEET

PRELIMINARY

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PARAFIELD GARDENS CCC

SITE PLAN

Scale 1 : 250
Drawn Author
Date 02/12/18
Job No. 2023050



Dwg No. **3577 DA04** Rev: A3 SHEET

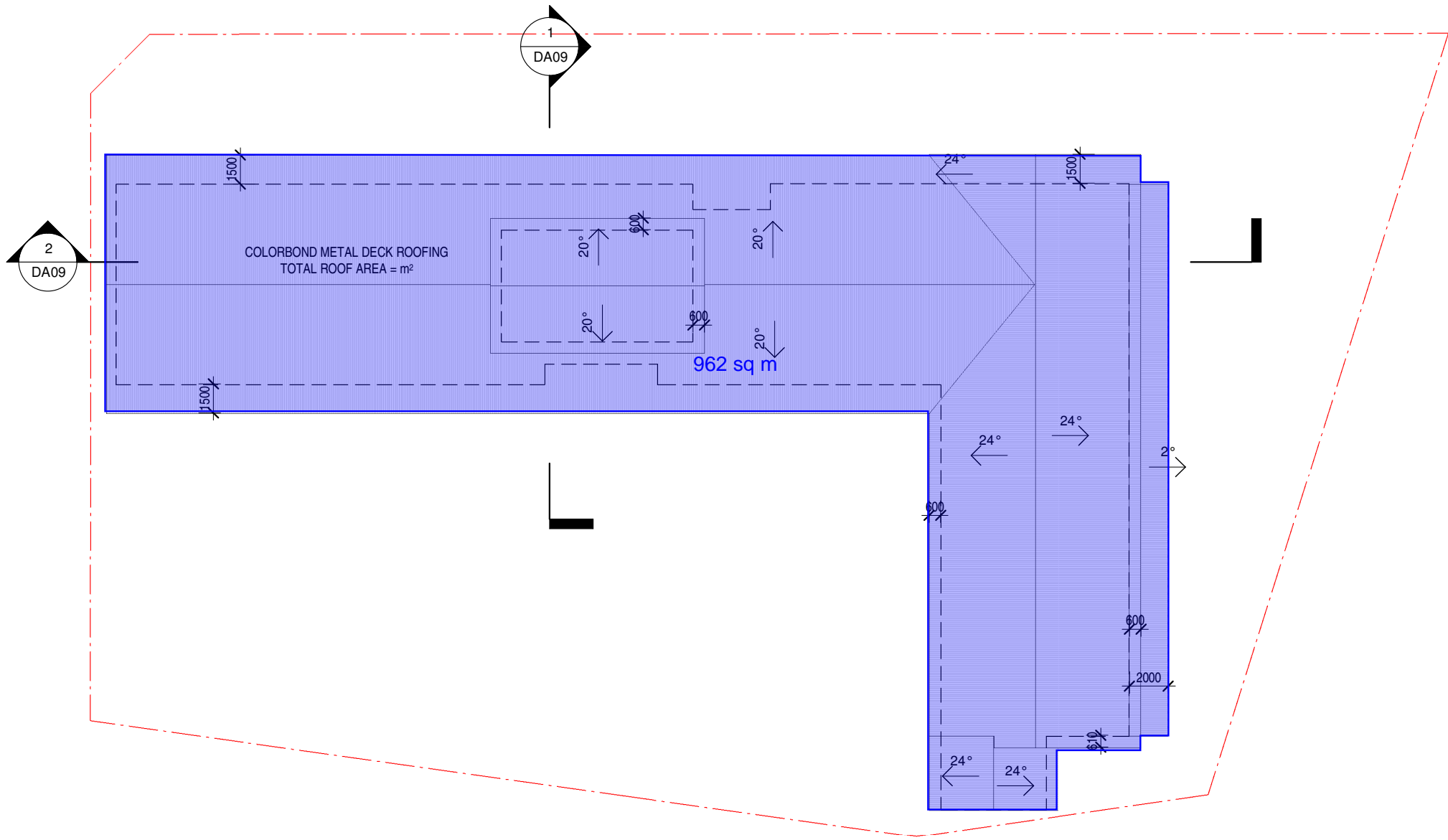


Project: PARAFIELD GARDENS CCC
Site: 12-16 Shepherdson Road, Parafield Gardens
Sketch Title: POST DEVELOPMENT IMPERVIOUS SITE AREAS
Sketch Ref: 230237-CIV-C03
Date: 08/10/2023
Scale: 1:250 AT A3

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL
11/08/2023 12:15:21 PM

| Rev | Amendment | Date |
|-----|-----------|----------|
| 1 | DA SET | 11/08/23 |



Project: PARAFIELD GARDENS CCC
Site: 12-16 Shepherdson Road, Parafield Gardens
Sketch Title: POST DEVELOPMENT ROOF AREAS
Sketch Ref: 230237-CIV-C04
Date: 08/10/2023
Scale: 1:250 AT A3

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PARAFIELD GARDENS CCC

ROOF PLAN

Scale 1 : 250
Drawn Author
Date 02/12/18
Job No. 2023050



Dwg No. **3577 DA06** Rev: **1** A3 SHEET



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Job No: 230237
Page: SW1

Date : 8/10/23
Design: DR

12-16 SHEPHERDSON RD PARAFIELD GARDENS CCC

POST-DEVELOPMENT - 1 IN 10 YEAR ARI EVENT

Roof Area 523 m²
Roof Pitch 15 degrees
Run-Off Coefficient 1.0

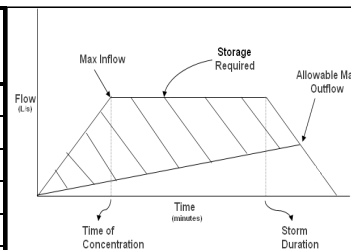
Pervious Area 1224 m²
Run-Off Coefficient 0.35

Pavement Area 753 m²
Run-Off Coefficient 0.9

TOTAL SITES X 3 2493

Storm Design Recurrence Interval 10 years
Time of Concentration 10.0 minutes Based on
Max Allowable Outflow 34.2 L/s (AR&R 1987)

| Duration (Minutes) | Intensity (mm/h) | Inflow (L/s) | Inflow Volume (m ³) | Max Storage (m ³) |
|--------------------|------------------|--------------|---------------------------------|-------------------------------|
| 5 | 98 | 46.50 | 13.95 | |
| 10 | 72 | 34.16 | 20.50 | |
| 15 | 59 | 27.99 | 25.19 | |
| 20 | 50 | 23.72 | 28.47 | |
| 25 | 44.4 | 21.07 | 31.60 | |
| 30 | 39.9 | 18.93 | 34.07 | |
| 35 | 36.3 | 17.22 | 36.17 | |
| 40 | 33.4 | 15.85 | 38.03 | |
| 50 | 29 | 13.76 | 41.28 | |
| 55 | 27 | 12.81 | 42.27 | |
| 60 | 25 | 11.86 | 42.70 | |
| 65 | 23 | 10.91 | 42.56 | |
| 70 | 21 | 9.96 | 41.85 | |
| 75 | 19 | 9.01 | 40.56 | |
| 80 | 17 | 8.07 | 38.71 | |
| 85 | 15 | 7.12 | 36.29 | |
| 90 | 13 | 6.17 | 33.31 | |



| | |
|--------------------------|---------------------------|
| Minimum Tank Size | 0.00 m³ |
|--------------------------|---------------------------|





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Job No: 230237
Page: SW2

Date : 8/10/23
Design: DR

12-16 SHEPHERDSON RD PARAFIELD GARDENS CCC

POST-DEVELOPMENT - 1 IN 10 YEAR ARI EVENT

Roof Area 962 m²
Roof Pitch 20 degrees
Run-Off Coefficient 1.0

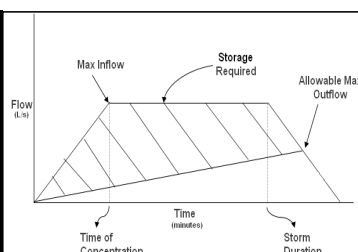
Pervious Area 0 m²
Run-Off Coefficient 0.35

Pavement Area 0 m²
Run-Off Coefficient 0.9

Storm Design Recurrence Interval 10 years
Time of Concentration 10.0 minutes
Max Allowable Outflow 10.00 L/s

Based on (AR&R 1987)

| Duration (Minutes) | Intensity (mm/h) | Inflow (L/s) | Inflow Volume (m ³) | Max Storage (m ³) |
|--------------------|------------------|--------------|---------------------------------|-------------------------------|
| 5 | 98 | 31.44 | 9.43 | 4.93 |
| 10 | 72 | 23.10 | 13.86 | 7.86 |
| 15 | 59 | 18.93 | 17.04 | 9.54 |
| 20 | 50 | 16.04 | 19.25 | 10.25 |
| 25 | 44.4 | 14.25 | 21.37 | 10.87 |
| 30 | 39.9 | 12.80 | 23.04 | 11.04 |
| 35 | 36.3 | 11.65 | 24.46 | 10.96 |
| 40 | 33.4 | 10.72 | 25.72 | 10.72 |
| 50 | 29 | 9.30 | 27.91 | 9.91 |
| 55 | 27 | 8.66 | 28.59 | 9.09 |
| 60 | 25 | 8.02 | 28.87 | 7.87 |
| 65 | 23 | 7.38 | 28.78 | 6.28 |
| 70 | 21 | 6.74 | 28.30 | 4.30 |
| 75 | 19 | 6.10 | 27.43 | 1.93 |
| 80 | 17 | 5.45 | 26.18 | -0.82 |
| 85 | 15 | 4.81 | 24.54 | -3.96 |
| 90 | 13 | 4.17 | 22.52 | -7.48 |



11.04 kL required

| | |
|--------------------------|----------------------------|
| Minimum Tank Size | 11.04 m³ |
|--------------------------|----------------------------|

| Outlet Orifice Design | |
|-------------------------------|--------------------------|
| Approximate head above outlet | 1 m water |
| Max allowable outflow | 0.01 m ³ /s |
| Discharge Velocity | 4.43 m/s |
| | |
| Approx Pipe area | 2257.618 mm ² |
| Approx Pipe Diameter | 53.61 mm |



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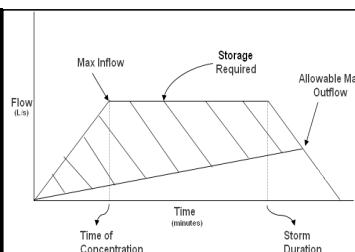
12-16 SHEPHERDSON RD PARAFIELD GARDENS CCC

POST-DEVELOPMENT - 1 IN 10 YEAR ARI EVENT

| | | | |
|----------------------------|------------------------|----------------------------|--------------------------|
| Roof Area | 0 m² | Pervious Area | 0 m² |
| Roof Pitch | 5 degrees | Run-Off Coefficient | 0.35 |
| Run-Off Coefficient | 1.0 | Pavement Area | 661 m² |
| | | Run-Off Coefficient | 0.9 |

Storm Design Recurrence Interval **10 years**
Time of Concentration 10.0 minutes
Max Allowable Outflow **10.0 L/s** Based on (AR&R 1987)

| Duration (Minutes) | Intensity (mm/h) | Inflow (L/s) | Inflow Volume (m ³) | Max Storage (m ³) |
|--------------------|------------------|--------------|---------------------------------|-------------------------------|
| 5 | 98 | 16.20 | 4.86 | 0.36 |
| 10 | 72 | 11.90 | 7.14 | 1.14 |
| 15 | 59 | 9.75 | 8.78 | 1.28 |
| 20 | 50 | 8.26 | 9.92 | 0.92 |
| 25 | 44.4 | 7.34 | 11.01 | 0.51 |
| 30 | 39.9 | 6.59 | 11.87 | -0.13 |
| 35 | 36.3 | 6.00 | 12.60 | -0.90 |
| 40 | 33.4 | 5.52 | 13.25 | -1.75 |
| 50 | 29 | 4.79 | 14.38 | -3.62 |
| 55 | 27 | 4.46 | 14.73 | -4.77 |
| 60 | 25 | 4.13 | 14.88 | -6.13 |
| 65 | 23 | 3.80 | 14.83 | -7.67 |
| 70 | 21 | 3.47 | 14.58 | -9.42 |
| 75 | 19 | 3.14 | 14.13 | -11.37 |
| 80 | 17 | 2.81 | 13.49 | -13.51 |
| 85 | 15 | 2.48 | 12.64 | -15.86 |
| 90 | 13 | 2.15 | 11.60 | -18.40 |



1 kL required

| | |
|--------------------------|--------------------------|
| Minimum Tank Size | 1.3 m³ |
|--------------------------|--------------------------|

| Outlet Orifice Design | |
|-------------------------------|--------------------------|
| Approximate head above outlet | 1 m water |
| Max allowable outflow | 0.01 m ³ /s |
| Discharge Velocity | 4.43 m/s |
| | |
| Approx Pipe area | 2257.618 mm ² |
| Approx Pipe Diameter | 53.61 mm |



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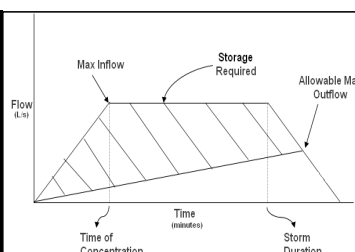
12-16 SHEPHERDSON RD PARAFIELD GARDENS CCC

POST-DEVELOPMENT - 1 IN 10 YEAR ARI EVENT

| | | | |
|----------------------------|------------------|----------------------------|--------------------|
| Roof Area | 0 m ² | Pervious Area | 867 m ² |
| Roof Pitch | 5 degrees | Run-Off Coefficient | 0.35 |
| Run-Off Coefficient | 1.0 | Pavement Area | 0 m ² |
| | | Run-Off Coefficient | 0.9 |

Storm Design Recurrence Interval 10 years
Time of Concentration 10.0 minutes
Max Allowable Outflow 2.0 L/s Based on (AR&R 1987)

| Duration (Minutes) | Intensity (mm/h) | Inflow (L/s) | Inflow Volume (m ³) | Max Storage (m ³) |
|--------------------|------------------|--------------|---------------------------------|-------------------------------|
| 5 | 98 | 8.28 | 2.48 | 1.58 |
| 10 | 72 | 6.08 | 3.65 | 2.45 |
| 15 | 59 | 4.98 | 4.48 | 2.98 |
| 20 | 50 | 4.22 | 5.07 | 3.27 |
| 25 | 44.4 | 3.75 | 5.62 | 3.52 |
| 30 | 39.9 | 3.37 | 6.06 | 3.66 |
| 35 | 36.3 | 3.07 | 6.44 | 3.74 |
| 40 | 33.4 | 2.82 | 6.77 | 3.77 |
| 50 | 29 | 2.45 | 7.35 | 3.75 |
| 55 | 27 | 2.28 | 7.52 | 3.62 |
| 60 | 25 | 2.11 | 7.60 | 3.40 |
| 65 | 23 | 1.94 | 7.57 | 3.07 |
| 70 | 21 | 1.77 | 7.45 | 2.65 |
| 75 | 19 | 1.60 | 7.22 | 2.12 |
| 80 | 17 | 1.44 | 6.89 | 1.49 |
| 85 | 15 | 1.27 | 6.46 | 0.76 |
| 90 | 13 | 1.10 | 5.93 | -0.07 |



3.77 kL required

| | |
|--------------------------|---------------------------|
| Minimum Tank Size | 3.77 m³ |
|--------------------------|---------------------------|

| Outlet Orifice Design | |
|-------------------------------|-------------------------|
| Approximate head above outlet | 1 m water |
| Max allowable outflow | 0.002 m ³ /s |
| Discharge Velocity | 4.43 m/s |
| | |
| Approx Pipe area | 451.524 mm ² |
| Approx Pipe Diameter | 23.98 mm |



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Page: SW5

Date : 8/10/23
Design: DR

12-16 SHEPHERDSON RD PARAFIELD GARDENS CCC

PRE-DEVELOPMENT - 1 IN 100 YEAR ARI FLOW

Roof Area 523 m²
Roof Pitch 15 degrees
Run-Off Coefficient 1

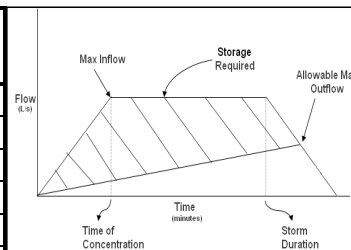
Pervious Area 1224 m²
Run-Off Coefficient 0.35

Pavement Area 753 m²
Run-Off Coefficient 0.9

TOTAL SITES X 3 2490

Storm Design Recurrence Interval 100 years
Time of Concentration 10.0 minutes Based on
Max Allowable Outflow 62 L/s (AR&R 1987)

| Duration (Minutes) | Intensity (mm/h) | Inflow (L/s) | Inflow Volume (m ³) | Max Storage (m ³) |
|--------------------|------------------|--------------|---------------------------------|-------------------------------|
| 5 | 186 | 85.15 | 25.54 | |
| 10 | 136 | 62.26 | 37.35 | |
| 15 | 110 | 50.36 | 45.32 | |
| 20 | 94 | 43.03 | 51.64 | |
| 25 | 82 | 37.54 | 56.31 | |
| 30 | 73 | 33.42 | 60.15 | |
| 35 | 66.5 | 30.44 | 63.93 | |
| 40 | 61 | 27.92 | 67.02 | |
| 50 | 53 | 24.26 | 72.79 | |
| 55 | 49 | 22.43 | 74.02 | |
| 60 | 45 | 20.60 | 74.16 | |
| 65 | 41 | 18.77 | 73.20 | |
| 70 | 37 | 16.94 | 71.14 | |
| 75 | 33 | 15.11 | 67.98 | |
| 80 | 29 | 13.28 | 63.72 | |
| 85 | 25 | 11.44 | 58.37 | |
| 90 | 21 | 9.61 | 51.91 | |



| | |
|--------------------------|---------------------------|
| Minimum Tank Size | 0.00 m³ |
|--------------------------|---------------------------|





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Job No: 230237
Page: SW6

Date : 8/10/23
Design: JF

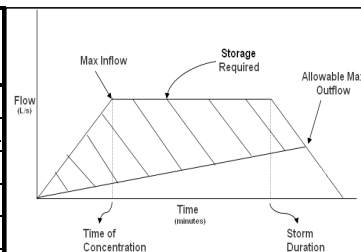
12-16 SHEPHERDSON RD PARAFIELD GARDENS CCC

POST-DEVELOPMENT - 1 IN 100 YEAR ARI EVENT

| | | | |
|----------------------------|--------------------|----------------------------|------------------|
| Roof Area | 962 m ² | Pervious Area | 0 m ² |
| Roof Pitch | 20 degrees | Run-Off Coefficient | 0.35 |
| Run-Off Coefficient | 1 | Pavement Area | 0 m ² |
| | | Run-Off Coefficient | 0.9 |

| | | |
|---|--------------|----------------------|
| Storm Design Recurrence Interval | 100 years | |
| Time of Concentration | 10.0 minutes | |
| Max Allowable Outflow | 20 L/s | Based on (AR&R 1987) |

| Duration (Minutes) | Intensity (mm/h) | Inflow (L/s) | Inflow Volume (m ³) | Max Storage (m ³) |
|--------------------|------------------|--------------|---------------------------------|-------------------------------|
| 5 | 186 | 53.68 | 16.10 | 7.10 |
| 10 | 136 | 39.25 | 23.55 | 11.55 |
| 15 | 110 | 31.75 | 28.57 | 13.57 |
| 20 | 94 | 27.13 | 32.56 | 14.56 |
| 25 | 82 | 23.67 | 35.50 | 14.50 |
| 30 | 73 | 21.07 | 37.92 | 13.92 |
| 35 | 66.5 | 19.19 | 40.30 | 13.30 |
| 40 | 61 | 17.61 | 42.25 | 12.25 |
| 50 | 53 | 15.30 | 45.89 | 9.89 |
| 55 | 49 | 14.14 | 46.67 | 7.67 |
| 60 | 45 | 12.99 | 46.75 | 4.75 |
| 65 | 41 | 11.83 | 46.15 | 1.15 |
| 70 | 37 | 10.68 | 44.85 | -3.15 |
| 75 | 33 | 9.52 | 42.86 | -8.14 |
| 80 | 29 | 8.37 | 40.17 | -13.83 |
| 85 | 25 | 7.22 | 36.80 | -20.20 |
| 90 | 21 | 6.06 | 32.73 | -27.27 |



14.56 kL required

| | |
|--------------------------|----------------------|
| Minimum Tank Size | 14.56 m ³ |
|--------------------------|----------------------|

| Outlet Orifice Design | |
|-------------------------------|--------------------------|
| Approximate head above outlet | 1 m water |
| Max allowable outflow | 0.02 m ³ /s |
| Discharge Velocity | 4.43 m/s |
| | |
| Approx Pipe area | 4515.236 mm ² |
| Approx Pipe Diameter | 75.82 mm |



Combe Pearson Reynolds Pty Ltd
174 Fullarton Road, DULWICH SA 5065
Ph: (08) 8332 1344

Job No: 230237
Page: SW7

Date : 8/10/23
Design: JF

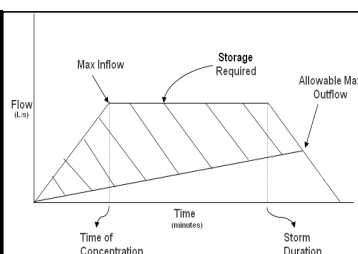
12-16 SHEPHERDSON RD PARAFIELD GARDENS CCC

POST-DEVELOPMENT - 1 IN 100 YEAR ARI EVENT

| | | | |
|----------------------------|------------------------|----------------------------|--------------------------|
| Roof Area | 0 m² | Pervious Area | 0 m² |
| Roof Pitch | 5 degrees | Run-Off Coefficient | 0.35 |
| Run-Off Coefficient | 1 | Pavement Area | 661 m² |
| | | Run-Off Coefficient | 0.9 |

| | | |
|---|---------------------|---------------------------------|
| Storm Design Recurrence Interval | 100 years | 4.5KI CAR PARK |
| Time of Concentration | 10.0 minutes | |
| Max Allowable Outflow | 10 L/s | Based on (AR&R 1987) |

| Duration (Minutes) | Intensity (mm/h) | Inflow (L/s) | Inflow Volume (m ³) | Max Storage (m ³) |
|--------------------|------------------|--------------|---------------------------------|-------------------------------|
| 5 | 186 | 30.74 | 9.22 | 4.72 |
| 10 | 136 | 22.48 | 13.49 | 7.49 |
| 15 | 110 | 18.18 | 16.36 | 8.86 |
| 20 | 94 | 15.54 | 18.64 | 9.64 |
| 25 | 82 | 13.55 | 20.33 | 9.83 |
| 30 | 73 | 12.07 | 21.72 | 9.72 |
| 35 | 66.5 | 10.99 | 23.08 | 9.58 |
| 40 | 61 | 10.08 | 24.20 | 9.20 |
| 50 | 53 | 8.76 | 26.28 | 8.28 |
| 55 | 49 | 8.10 | 26.73 | 7.23 |
| 60 | 45 | 7.44 | 26.77 | 5.77 |
| 65 | 41 | 6.78 | 26.43 | 3.93 |
| 70 | 37 | 6.12 | 25.68 | 1.68 |
| 75 | 33 | 5.45 | 24.54 | -0.96 |
| 80 | 29 | 4.79 | 23.01 | -3.99 |
| 85 | 25 | 4.13 | 21.07 | -7.43 |
| 90 | 21 | 3.47 | 18.74 | -11.26 |



9.8 kL required

| | |
|--------------------------|--------------------------|
| Minimum Tank Size | 9.8 m³ |
|--------------------------|--------------------------|

| Outlet Orifice Design | |
|--|------------------------|
| Approximate head above outlet | 1 m water |
| Max allowable outflow | 0.01 m ³ /s |
| Discharge Velocity | 4.43 m/s |
| Approx Pipe area 2257.618 mm ² | |
| Approx Pipe Diameter 53.61 mm | |



Combe Pearson Reynolds Pty Ltd
174 Fullarton Road, DULWICH SA 5065
Ph: (08) 8332 1344

Job No: 230237
Page: SW8

Date : 8/10/23
Design: JF

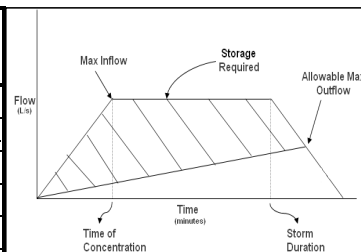
12-16 SHEPHERDSON RD PARAFIELD GARDENS CCC

POST-DEVELOPMENT - 1 IN 100 YEAR ARI EVENT

| | | | |
|----------------------------|------------------|----------------------------|--------------------|
| Roof Area | 0 m ² | Pervious Area | 867 m ² |
| Roof Pitch | 5 degrees | Run-Off Coefficient | 0.4 |
| Run-Off Coefficient | 1 | Pavement Area | 0 m ² |
| | | Run-Off Coefficient | 0.9 |

Storm Design Recurrence Interval 100 years
Time of Concentration 10.0 minutes
Max Allowable Outflow 4 L/s Based on (AR&R 1987)

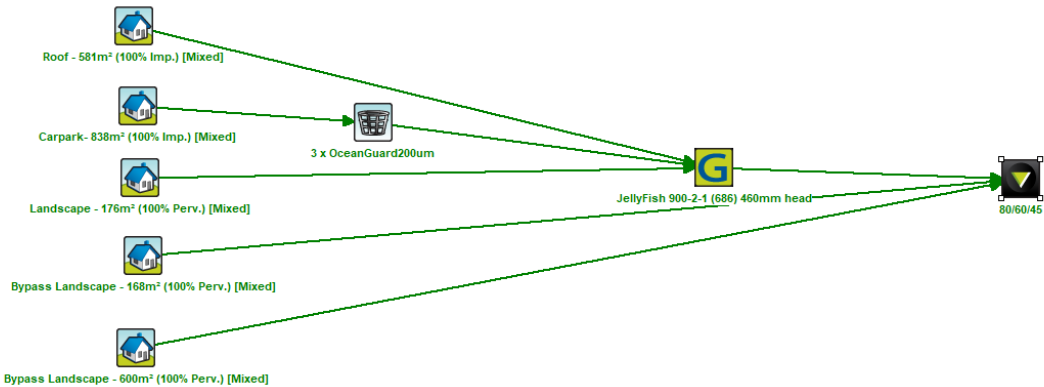
| Duration (Minutes) | Intensity (mm/h) | Inflow (L/s) | Inflow Volume (m ³) | Max Storage (m ³) |
|--------------------|------------------|--------------|---------------------------------|-------------------------------|
| 5 | 186 | 15.71 | 4.71 | 2.91 |
| 10 | 136 | 11.48 | 6.89 | 4.49 |
| 15 | 110 | 9.29 | 8.36 | 5.36 |
| 20 | 94 | 7.94 | 9.53 | 5.93 |
| 25 | 82 | 6.92 | 10.39 | 6.19 |
| 30 | 73 | 6.16 | 11.10 | 6.30 |
| 35 | 66.5 | 5.62 | 11.79 | 6.39 |
| 40 | 61 | 5.15 | 12.36 | 6.36 |
| 50 | 53 | 4.48 | 13.43 | 6.23 |
| 55 | 49 | 4.14 | 13.65 | 5.85 |
| 60 | 45 | 3.80 | 13.68 | 5.28 |
| 65 | 41 | 3.46 | 13.50 | 4.50 |
| 70 | 37 | 3.12 | 13.12 | 3.52 |
| 75 | 33 | 2.79 | 12.54 | 2.34 |
| 80 | 29 | 2.45 | 11.75 | 0.95 |
| 85 | 25 | 2.11 | 10.77 | -0.63 |
| 90 | 21 | 1.77 | 9.58 | -2.42 |



6.39 kL required

| | |
|--------------------------|---------------------------|
| Minimum Tank Size | 6.39 m³ |
|--------------------------|---------------------------|

| Outlet Orifice Design | |
|-------------------------------|-------------------------|
| Approximate head above outlet | 1 m water |
| Max allowable outflow | 0.004 m ³ /s |
| Discharge Velocity | 4.43 m/s |
| | |
| Approx Pipe area | 903.047 mm ² |
| Approx Pipe Diameter | 33.91 mm |



Treatment Train Effectiveness - 80/60/45

| | Sources | Residual Load | % Reduction |
|--------------------------------|---------|---------------|-------------|
| Flow (ML/yr) | 0.581 | 0.581 | 0 |
| Total Suspended Solids (kg/yr) | 117 | 6.56 | 94.4 |
| Total Phosphorus (kg/yr) | 0.224 | 0.0868 | 61.3 |
| Total Nitrogen (kg/yr) | 1.38 | 0.706 | 48.7 |
| Gross Pollutants (kg/yr) | 21 | 0.194 | 99.1 |

Appendix 2

Copy of Sign Displayed on the Land and Representations

Planning, Development & Infrastructure Act 2010 - Notice under Section 107(3)(a)(ii)

Proposed Development

12 SHEPHERDSON RD PARAFIELD GARDENS SA
5107

14 SHEPHERDSON RD PARAFIELD GARDENS SA
5107

16 SHEPHERDSON RD PARAFIELD GARDENS SA
5107



APPLICATION NUMBER

23025281

NATURE OF DEVELOPMENT

Construction of a Two-Storey Childcare Centre with
Associated Car Parking, Landscaping and Boundary Acoustic
Fencing

**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 28-09-2023



FOR MORE INFORMATION

CONTACT

City of Salisbury

PHONE

08 8406 8222

EMAIL

representations@salisbury.sa.gov.au

Details of Representations

Application Summary

| | |
|----------------|---|
| Application ID | 23025281 |
| Proposal | Construction of a two-storey childcare centre with associated car parking, landscaping and boundary acoustic fencing |
| Location | 12 SHEPHERDSON RD PARAFIELD GARDENS SA 5107, 14 SHEPHERDSON RD PARAFIELD GARDENS SA 5107, 16 SHEPHERDSON RD PARAFIELD GARDENS SA 5107 |

Representations

Representor 1 - Kelly Hitchcock

| | |
|---|--|
| Name | Kelly Hitchcock |
| Address | 9 Tahlia court PARAFIELD GARDENS SA, 5107 Australia |
| Submission Date | 11/09/2023 02:57 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |
| Reasons Shepherdson road has a serious issue with traffic and road safety. There is no way a child care centre should even be considered being in the location proposed. It's literally right across from the high school crossing and it will bring more traffic into the area. Parents are already struggling with the traffic during school drop offs and pick ups and road gets congested. Nothing is being done to fix the issues, there was a student that got hit by a car a few weeks ago at the high school. This is not a surprise for our school community as there are always pedestrians being hit or almost hit. The road can't not handle anymore between Ryan's road and Salisbury highway. | |

Attached Documents

Representations

Representor 2 - Anthony Cirocco

| | |
|--|---|
| Name | Anthony Cirocco |
| Address | 96 Sunnymeade Dr ABERFOYLE PARK SA, 5159 Australia |
| Submission Date | 14/09/2023 05:21 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |

Reasons

I'm the property owner of 3 Ormsby Ave, Parafield Gardens, SA. From my perspective, I do not support this development plan for three main reasons: 1. Noise. From early in the morning to late at night, there will be constant noises and disturbances caused by pick-ups and drop-offs & children playing right next to the shared fence in its designated outdoor play space. As noted in its own development report, children from this child care centre will be outside for an average of 8 hours per day. I understand they will install a 1.8m fence between my property & their centre. However, unpredicted kids activities and behaviours, such as throwing objects towards the fence and bashing on the fence, can happen. This level of noise is beyond what has been tested and predicted by Sonus report (provided in its own development plan). 2. Construction noise and disturbance. Construction noise and disturbance was never mentioned in its own report. Hence, there is no clear plans of how they will manage and minimise such noises and disturbances. I presume they will be removing the pre-existing fences in order to install new fences. As its neighbouring property owner, I need to know how long it will take for this process & how will the safety of my tenants be protected when the pre-existing fence is removed. For aesthetic purpose, I do not accept having additional fence installed alongside my pre-existing fence. In addition, I currently have plantations growing along the share fence, between 3 Ormsby Ave & 12 Shepherdson Road, what are they going to do with & how are they going to protect my plants, when removing and reinstalling the shared fence? Since the fence reinstallation is purely for the purpose of the proposed childcare centre, when it comes to the costs, I believe I should not be expected to contribute towards the costs of this fence and its installation. 3. Privacy. Although the windows in its upper level is at 1.5m height, most adults can still easily look out through these windows into neighbouring residential properties. Hence, invading the privacy of its surrounding residential properties.

Attached Documents

image9-1276119.jpg



Representations

Representor 3 - arthur PROVATAS

| | |
|--|--|
| Name | arthur PROVATAS |
| Address | 6 Boston Ave PARAFIELD GARDENS SA, 5107 Australia |
| Submission Date | 26/09/2023 01:48 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |

Reasons

My main concern is with the heavy traffic that will result in Boston Ave and nearby roads. The CIRQA report draw some interesting findings including: a 'forecast that the proposal will generate 122 am peak hour and 98 pm peak hour trips. In CIRQA's experience, such rates are higher than typically experienced at child care centres in Greater Adelaide'. Also 'the SIDRA analysis has identified the Shepherdson Road and Boston Avenue intersection is not significantly impacted by the additional traffic generated by the proposed child care centre.' These findings (apart from being contradictory) are based on the intersection of Shepherdson and Boston, however they do not take into account the impact of traffic in Boston Ave. Furthermore, this intersection is frequently jammed with traffic due to the high school and other facilities along Shepherdson Rd. This development will see a major impact to Boston Ave during the day, particularly early in the morning as parents drop children off and the corresponding afternoon pick-up period. The car park houses 27 parks, there is a total of 108 child spaces, meaning that 75% of the remaining child spaces will be either using the car park (if space) or parking primarily in Boston Ave. As the CIRQA report states, up to 122 peak hour am trips will undoubtedly see an increase in traffic in Boston impacting residents lives. Also we now have many senior high school students parking their vehicles during the day and staff and visitors for the aged care resulting in a lack of car parking in Boston Ave during the day, coupled with the increased child-care vehicle movements as identified in the TM Plan by CIRQA. Simply put, Boston Ave will become a traffic nightmare, severely impacting the quality of life of residents in Boston Ave. Furthermore, the CIRQA report bases a favourable result on the fact that: 'the previously approved child care centre would have generated a greater level of traffic than that associated with the current proposal, given that the capacity (with regard to child places) has been reduced for the subject proposal. The traffic impact associated with the current proposal will therefore be lower than that associated with the previous approval for the site'. While that statement from the report is valid (only when compared to the earlier proposal, an increase of only 6 extra spaces), it is also misleading, there is still going to be over 122 movements in the am period with only 27 car park spots, placing a massive burden on Boston Ave. Shepherdson road will also be affected however it is already burdened with increased vehicle movements due to the schools, aged centre nearby. This entire TM Plan is predicated on lower child centre places than the original proposal however does not take into account residents quality of life in Boston. It is likely that the street will be full of on-street cars parked throughout the day (including high school student cars that already fill up the street). The current plan has all entry/exit points in the centre originating in Boston Ave which will also see an increase in vehicular traffic throughout the day in Boston.

Attached Documents

representations**Representor 4** - John Fulbrook MP

| | |
|--|--|
| Name | John Fulbrook MP |
| Address | Shop 24B Martins Plaza, 237 Martins Road PARAFIELD GARDENS SA, 5107 Australia |
| Submission Date | 28/09/2023 11:47 AM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |
| Reasons I will be attaching a document in support of the position of local residents. | |

Attached Documents

| |
|---------------------------------|
| Childcare-submisson-1281141.pdf |
|---------------------------------|



John Fulbrook MP

MEMBER FOR PLAYFORD

Shop 24B
Martins Plaza
237 Martins Road
Parafield Gardens SA 5107
8250 7234

playford@parliament.sa.gov.au

johnfulbrookmp

26 September 2023

To whom it may concern

Dear Sir/Madam

As the local State MP representing the community of Parafield Gardens, I write in opposition to the proposed childcare centre at 12, 14 & 16 Shepherdson Road, Parafield Gardens.

On the evening of 25 of September, I convened a street corner meeting where residents met to discuss their feelings towards the proposed development.

In total nine community members were present. I also received a written submission from a resident who could not attend.

All present asked that I submit to the panel to outline their opposition to the proposal. On their behalf, I have summarised the sentiments of their concerns, which I detail as follows:

Land Use: The proposed development is classified as being within the *General Neighbourhood Zone*. While the application states it will offer a compatible and complementary community service use, given its proximity to other similar community service uses opposite the site, residents did not feel this would be the case. The proposal is located off Shepherdson Road, which is already home to Parafield Gardens High School, Parafield Gardens Primary School, Garden College and Holy Family Catholic School. Residents felt that the high number of education related facilities was at saturation point and the proposal did not compliment existing facilities for reasons that will be outlined further in this submission. Given this, it was felt that an additional facility would have the opposite effect and was not seen as complimentary as the proposal is likely to be a catalyst for further traffic congestion, which will diminish both the viability of established services and quality of life for residents living in proximity to the proposed development and in surrounding streets.



Traffic: Residents raised several concerns around traffic and felt these reasons alone were strong grounds for the application to be refused.

While the entrance to the proposed facility will be from Boston Avenue, it is highly likely most customers will traverse through Shepherdson Road to reach the facility. This places an additional burden on a road already deeply congested from four existing schools. Residents reject the notion that demand for services will be spread-out during the day; suggesting instead that demand on the facility will peak in the morning by coinciding with the concurrent school drop offs at the existing educational facilities. It should be noted that Council is aware of the problems with road safety during peak hours and it is my understanding they are in the process of developing a strategy to address the road safety risk to existing students and pedestrians. Given that a solution has not been finalised, it is arguable that it is a premature move to permit adding to the congestion and danger within the area where a solution has not been put in place.

Residents also felt that Boston Avenue was an inappropriate road to facilitate entrance into the proposed facility. Before any decision is made, panel members should observe the over reliance on this road to facilitate drop offs to the existing state primary and high schools. Residents complain about traffic blocking their driveways and restricting their ability to vacate their properties. They also state the road is used excessively as a drop off point, with congestion disrupting the flow of traffic in drop off and pick up times. It is suggested that Council explore heightened traffic controls on this section of road, in particular greater use of yellow lines to prevent parked cars from blocking driveways and the narrow street.

Given the small width of the road, residents also report that road users excessively use their private driveways to facilitate U-turns. This has led to the deterioration of a number privately owned driveways in proximity to the proposed development. There is genuine fear this problem will be exacerbated further if the facility is approved. The panel should be satisfied this problem will not be heightened further if this proposed development is approved.

Other community members report that during winter months, it is common for headlights to be shone at full beam down their driveways as vehicles conduct invasive and questionable U-turn manoeuvres. This not only raises genuine questions around privacy, but also numerous health issues, especially given the older age of affected residents. In noting the opening hours outlined in the submission, there is genuine concern this problem will be exacerbated if approval is granted.

Given the existing traffic is already heavy, it is argued that if the proposed childcare centre goes ahead, it will make it extremely difficult during peak times for residents to turn right from Boston Avenue onto Shepherdson Road. An extra facility that will bring an additional cohort of traffic to the area will only make an existing problem worse.

In noting on page 29 of the proponent's submission that traffic generation rates have been determined using data developed by TEF Consulting and the RTA in **September 2015**, it is pointed out that the area has seen significant growth in the following 8 years. This includes a notable increase to all school enrolments accessed from Shepherdson Road, along with a rise in new residents particularly in The Boulevard section of Parafield Gardens.

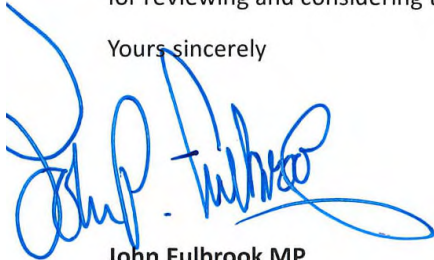
With Garden College alone, enrolments in 2015 were around 50 and are now close to 200. Given this is outdated, the application should be refused until traffic modelling can be provided using contemporary and appropriate data.

Noise: While it is noted that noise mitigation is incorporated into the design, residents feel this will be inadequate. It is highly questionable that a maximum fence height of 2.1 metres made of corrugated iron at its peak will be an appropriate barrier to absorb noise generated by the traffic, children, and mechanical plant within the proposed centre. It is also questionable that the proposed material will ensure fences are sealed airtight at all junctions.

Building Height: Residents also raised concerns on the building height for the proposed facility. At an 'approximate' height of 8.1 metres, it was argued this was excessive and not in character to buildings on the southern side of Shepherdson Road. Those living adjacent to the proposed facility believed this will compromise both their privacy and cast a disruptive shadow over their properties. Before any decision is made, panel members should be satisfied that these concerns are not warranted.

On behalf of the residents that provided me with this feedback, I thank all panel members for reviewing and considering the points made in this submission.

Yours sincerely



John Fulbrook MP
Member for Playford

Representations**Representor 5** - Teresa Roj

| | |
|--|---|
| Name | Teresa Roj |
| Address | 41 Shepherdson Road PARAFIELD GARDENS SA, 5107 Australia |
| Submission Date | 28/09/2023 06:22 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |

Reasons

- There are already a number of education facilities located on Shepherdson Road, Parafield Gardens. Do not see the need for another education facility on this road. - We already have traffic congestion during pick up and drop times and this will only make matters worse. We already have difficulty with enter/leaving our property during these times. - Data raised by the traffic survey states it was based on data from 2015 with regards to the completion Garden College, this data is out dated as the schools in the area have seen growth over the last 8 years. This data should not be considered accurate for assessment. TEF Consulting & the RTA should be completing traffic survey to ensure accurate data is used for assessment. If this development has been approved it has been done without correct data collection. - Height of the proposed building with dominate the street landscape as it does not fit well with the current homes on the street and in the area which are predominantly single storey developments.

Attached Documents

Appendix 3

Applicant's Response to Representations



UNLOCK
YOUR VISION

REF 1485-002

09 October 2023

Attention: Sammy Ondeyo
City of Salisbury
34 Church Street,
SALISBURY SA 5108

Dear Sammy,

**RESPONSE TO REPRESENTATIONS: CHILDCARE CENTRE PROPOSED AT 12-16 SHEPHERDSON ROAD
PARAFIELD GARDENS (DA 23025281)**

We act for Development Holdings Pty Ltd (the 'Applicant') and refer to the application to establish a childcare centre together with associated carparking, acoustic fencing and landscaping over three allotments located at 12, 24 and 16 Shepherdson Road, Parafield Gardens (the 'site').

The application was subject to public notification, where five (5) representations were received. Pursuant to Section 107(3)(c) of the *Planning Development and Infrastructure Act 2016*, this letter provides our formal response to those matters raised within the representations.

Level 3, 431 King William St, Adelaide SA 5000 P 08 7231 0286 E contact@ekistics.com.au W ekistics.com.au ABN 39 167 228 944



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YOUR VISION

REF 1485-002

1. Location of Represor Properties

Figure 1-1 identifies the subject site (green), relative to the location of each representer's property (red).



Figure 1-1 – Subject site relative to each representer's property

2. Summary of Matters Raised

A summary of the relevant planning concerns raised within the submissions is provided below:

- Traffic related issues including:
 - congestion throughout the surrounding road network (i.e. Shepherdson Road and Boston Avenue), exacerbated by the traffic generated by adjacent community services;
 - loss of on-street parking due to parking over-flow;
 - CIRQA report methodology and suggestion that data used in survey is outdated;
- Land use not required and is not compatible with existing uses within the locality;
- Additional traffic congestion will compromise the viability of existing community services and residential amenity;



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YOUR VISION

REF 1485-002

- Suitability of acoustic treatments to manage noise impacts;
- Other noise related impacts and disturbances including construction noise and noise generated by children throwing objects against boundary fencing;
- Two storey building is inappropriate and incompatible with established residential character;
- Overlooking;
- Civil matters including cost for replacing existing boundary fencing and replacement vegetation.

Each of the above matters are addressed below.

3. Response to Submissions Received

3.1. Traffic and Access

3.1.1. TRAFFIC REPORT METHDOLOGY

Concern

Several representors have suggested that the methodology adopted by CIRQA to determine approximate traffic generation rates is outdated and that revised traffic generation rates (traffic counts) should be taken as traffic volumes have increased in more recent years.

The CIRQA report relies upon an update to RTA child care traffic generation rate prepared by TEF Consulting and the RTA in September 2015.

Response

The RTA and TEF Consulting traffic generation rates have been used to estimate traffic generated by the childcare, rather than to estimate existing traffic movements/volumes within the surrounding road network. Actual traffic volumes were determined by a traffic survey conducted by Austraffic at the intersection of Shepherdson Road and Boston Avenue on 23 September 2021. These actual traffic volumes and predicted traffic generation rates (for the childcare centre) were then used by CIRQA to determine the impact of the additional traffic movements on the surrounding road network.

Applying the rates identified by TEF Consulting, CIRQA concludes that the proposal will generate a 'theoretical' parking demand for 122am peak hours and 98 pm peak hour trips. Whilst the analysis of traffic impacts is derived from this parking rate, CIRQA notes that the childcare centre is likely to generate a lesser volume of peak hour movements.



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YOUR VISION

REF 1485-002

Additionally, CIRQA also notes that the traffic generation rate and the findings of the SIDRA modelling (for the adjacent intersection) are conservative for the reasons expressed below:

It is important to note that that above movement forecasts above relate to the absolute peak periods associated with the child care centre. However, such periods do not typically directly align with the commuter peak hour periods on adjacent road networks (of particular note, they also do not typically align directly with peaks associated with schools). The forecasts also do not take into account 'passing trade' (i.e. parents/carers dropping children off on the way to work who would already pass the site). In reality, a portion of movements would already exist on the adjacent road network and additional movements would be less than stated above. For the above reasons, the assessment is considered conservative.

The methodology adopted by CIRQA is (in our view) appropriate and arguably conservative.

3.1.2. CONGESTION WITHIN SURROUNDING STREETS

Concern

Representors have expressed concern that the proposed development will unreasonably impact on the operation of the surrounding road network. Representors suggest that the surrounding road network (particularly Shepherdson Road, Boston Avenue and the intersection of these two roads) are also at full capacity, particularly due to traffic generated by the operation of school and the demand for on-street parking generated by parents and students at the adjacent school. Representors have also expressed concern with vehicles temporarily blocking access to private driveways during the collection / drop-off process and when accessing private driveways to perform U-turns.

Response

As discussed above, the CIRQA analysis is comprehensive and includes a detailed analysis of traffic-related impacts on the surrounding road network, considering estimated traffic volumes, and current traffic volumes derived from traffic counts conducted 2021. With respect to the concerns raised by representors, CIRQA concludes that:

The proposal is forecast to generate in the order of 122 am peak hour and 98 pm peak hour trips. Such movements will be readily accommodated at the proposed site access and on the adjacent road network. Notably, the current proposal also represents a lower traffic generation (and impact) than the previously approved child care centre for the site.

We also note that the proposed development will generate marginally less traffic when compared with the approved childcare centre.



UNLOCK
YOUR VISION

REF 1485-002

3.1.3. OVERFLOW OF CARS PARKING IN SIDE STREETS

Concern

A representor has expressed concern with the overflow of vehicles parking within adjacent streets, which in-turn will further exacerbate congestion.

Response

The childcare centre accommodates the required number of onsite parking spaces for children and staff as set out within the Code (i.e. 0.25 spaces per child). Accordingly, the proposed development will not create any additional demand for on-street parking.

3.1.4. LAND USE SUITABILITY

Concern

Several representors have expressed concern with the location of the proposed childcare in proximity to existing community services, suggesting that the area has reached a 'point of saturation', and that the proposed childcare centre will negatively impact on the residential amenity and compromise the viability of established community services.

Response

The proposed development is located within the General Neighbourhood Zone, which specifically contemplates the establishment of community service uses, including childcare centres (PO 1.1, PO 1.2). The centre's proximity to other similar and compatible uses (including Parafield Gardens High School, Parafield Gardens Primary School, Garden College and Holy Family Catholic School) renders the site highly suited to a childcare centre use, reducing travel time for parents supporting "an active, convenient, and walkable neighbourhood" as per PO 1.1.

Finally, we note that a childcare centre of a comparable scale was previously approved over portion of the site (14 and 16 Shepherdson Road).

3.1.5. ACOUSTIC TREATMENTS

Concern

Concern has been expressed with the suitability of the acoustic treatments (height, materiality and design) to effectively manage noise related impacts associated with the use of outdoor play spaces. The representation submitted by the owner of 3 Ormsby Avenue (adjoining property to the south-east) has expressed concern with other noise related impacts including construction noise, and noise generated by other activities not considered in the acoustic assessment conducted by Sonus (including objects being thrown against the fence).



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Response

The application was accompanied by an acoustic report prepared by Sonus which evaluates the acoustic impacts of the development on adjoining sensitive receivers, with all fencing designed strictly in accordance with the recommendations outlined within this report. The Sonus report concludes as follows:

"Based on the above, the Development has been designed to not unreasonably impact the amenity of sensitive receivers, thereby achieving the relevant provision of the South Australian Planning and Design Code related to environmental noise"

The childcare centre has also been sympathetically designed to obviate the need for excessively high acoustic fencing to address noise impacts. That is, outdoor activity areas with the greatest potential to generate nuisance are positioned to the east and north of the building and sited as far as practically possible away from residential properties (notwithstanding that some outdoor play areas will still adjoin sensitive receivers). Locating the carpark (in lieu of outdoor play areas) along the site's southern boundary overcomes the need for taller acoustic fences in this location.

The acoustic report does not address noise generated by children throwing objects against fencing (and other similar activities) as no amount of acoustic attenuation (apart from solid concrete walls) can address such concerns. These concerns can only be addressed via appropriate management practices adopted by the operator and are thus beyond the ambit of a planning assessment performed against the provisions of the Code. Notwithstanding, we understand the childcare centre will be operated by Edan Academy, a reputable operator with a proven track record in the responsible management of its facilities.

Construction noise is also beyond the ambit of a planning assessment performed against the provisions of the Planning and Design Code. Instead, construction noise is generally managed and regulated by the *Local Nuisance and Litter Control Act 2016*, with additional controls imposed by the Environmental Protection Authority.

3.1.6. TWO STOREY BUILT FORM

Concern

Several representors have suggested that the proposed two-storey built form will be at odds with the established character of the locality and may also give rise to unreasonable levels of overlooking.

Response

PO 4.1 of the General Neighbourhood Zone seeks a built form outcome which contributes to a low-rise suburban character, with the corresponding DPF suggesting a building height not greater than 2 building levels and 9 metres, and a wall height not exceeding 7 metres (excluding heights to gable ends). The overall building height is less than 9 metres and the building does not exceed 2 building levels. The building's upper-level footprint is confined and recessed into the roof space to reduce its overall visual impact. The proposed scale and form of the childcare centre is entirely consistent with the



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REF 1485-002

established residential character. Further we note that the approved childcare centre also accommodate a second level with a substantially larger upper-level footprint.

Sill heights to all upper-level windows commence 2.05 metres above the upper FFL. Accordingly, there will be no overlooking from the second building level.

3.1.7. OTHER CIVIL MATTERS – COST TO REPLACE FENCING AND CONCERNS FOR IMPACTS TO VEGETATION

Concern

The land owner of 3 Ormsby Avenue has requested clarification concerning the cost arrangements, timing and process for replacing existing boundary fencing, together with the management of impacts to existing plantings and vegetation situated in proximity to the shared boundary.

Response

These civil matters are beyond the scope of an assessment against the provisions of the Code. The process for replacing existing fencing to all boundaries will occur in accordance with the provisions set out within the *Fences Act 1975*.

4. Summary

Further to the above discussion, we maintain the view that the proposed development is aligned with relevant provisions of the Planning and Design Code. Accordingly, no further amendments to the design of the development are proposed.

We note that in his representation, John Fulbrook (MP) has requested to appear personally before the Council Assessment Panel (CAP) in support of his submission. Accordingly, we also welcome the opportunity to address the CAP in response to these submissions, and to answer any questions which may be asked.

Should additional information or clarification be required on any matter raised above, please do not hesitate to contact the undersigned on 0426 246 297.

Kind Regards,

Rob Gagetti
Senior Associate



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REF 1485-002

Appendix 4

Extract of Planning and Design Code

Policy24


P&D Code (in effect) - Version 2023.13 - 31/08/2023

12 SHEPHERDSON RD PARAFIELD GARDENS SA 5107

Address:

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



Property Zoning Details

Zone

General Neighbourhood

Overlay

Airport Building Heights (Regulated) (All structures over 45 metres)
Affordable Housing
Building Near Airfields
Defence Aviation Area (All structures over 90 metres)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Tree Canopy

Selected Development(s)

Fence

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Fence - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| 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 |

Page 1 of 7

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| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|----------|---|
| | compromising residential amenity. |

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development (Column A) | Exceptions (Column B) |
|--|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by: (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 (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building (e) retirement facility (f) student accommodation (g) supported accommodation. | Except development that: 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). |
| 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 |

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|--|--|--|--|
| | | (b) 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). | |
| 5. Any development involving any of the following (or of any combination of any of the following): | | None specified. | |
| (a) air handling unit, air conditioning system or exhaust fan | | | |
| (b) carport | | | |
| (c) deck | | | |
| (d) fence | | | |
| (e) internal building works | | | |
| (f) land division | | | |
| (g) outbuilding | | | |
| (h) pergola | | | |
| (i) private bushfire shelter | | | |
| (j) recreation area | | | |
| (k) replacement building | | | |
| (l) retaining wall | | | |
| (m) shade sail | | | |
| (n) solar photovoltaic panels (roof mounted) | | | |
| (o) swimming pool or spa pool and associated swimming pool safety features | | | |
| (p) temporary accommodation in an area affected by bushfire | | | |
| (q) tree damaging activity | | | |
| (r) verandah | | | |
| (s) water tank. | | | |
| 6. Alteration of or addition to any development involving the following (or of any combination of any of the following): | | Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5. | |
| (a) child care facility | | | |
| (b) community facility | | | |
| (c) educational facility. | | | |
| 7. Demolition. | | Except any of the following: | |
| | | 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) | |
| | | 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). | |
| 8. Railway line. | | Except where located outside of a rail corridor or rail reserve. | |
| Placement of Notices - Exemptions for Performance Assessed Development | | | |
| None specified. | | | |
| Placement of Notices - Exemptions for Restricted Development | | | |
| None specified. | | | |

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Built Form | |
| PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> . |

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

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 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| All Development | |
| Fences and walls | |
| PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | DTS/DPF 9.1 None are applicable. |

Transport, Access and Parking


Assessment Provisions (AP)

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 |
|---------------------|---|
| Sightlines | |
| PO 2.2 | DTS/DPF 2.2 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | | None are applicable. | |
| Corner Cut-Offs | | | |
| PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | | DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:  | |

Policy24

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Address:

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



Property Zoning Details

Zone

General Neighbourhood

Overlay

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

Affordable Housing

Building Near Airfields

Defence Aviation Area (All structures over 90 metres)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Traffic Generating Development

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

Brush fence

Building alterations

Building work on railway land

Carport

Excavation

Filling of land

Ground intruding activity

Outbuilding

Partial demolition of a building or structure

Private bushfire shelter

Shade sail

Solar photovoltaic panels (roof mounted)

Swimming pool or spa pool and associated swimming pool safety features

Verandah

Water tank (above ground)

Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

Ancillary accommodation

Carport

Deck

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

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.

Land division

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

Deck

Demolition

Detached dwelling

Dwelling addition

Page 1 of 107

Printed on 9/1/2023

Item 8.1.1 - Attachment 4 - Extract of Planning and Design Code - Extract 1 September 2023

Page 189
Council Assessment Panel Agenda - 24 October 2023

City of Salisbury

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
- 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.

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| 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. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Land Use and Intensity | |
| PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Child care facility (c) Community facility (d) Consulting room (e) Dwelling (f) Educational facility (g) Office (h) Place of Worship (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Shop (m) Student accommodation (n) Supported accommodation |
| PO 1.2 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: <ul style="list-style-type: none"> (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. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 | DTS/DPF 1.3 |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | None are applicable. | | | | | | | | | | | | | | | | | | |
|---|---|--|--|---------------------------------|--|--|--|------------------------|-------------------|----|--|-------------------|---------------|----------------|---|-------------|---|---|-------------|
| <p>PO 1.4</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p> | <p>DTS/DPF 1.4</p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <p>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:</p> <p>(i) does not exceed 50m² gross leasable floor area</p> <p>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage</p> <p>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:</p> <p>(i) the building is a State or Local Heritage Place</p> <p>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes</p> <p>(c) is located more than 500m from an Activity Centre and satisfies one of the following:</p> <p>(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</p> <p>(ii) does not exceed 200m² gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road</p> <p>(d) the development site abuts an Activity Centre and all the following are satisfied:</p> <p>(i) it does not exceed 200m² gross leasable floor area (individually or combined, in a single building)</p> <p>(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:</p> <p>A. 50% of the existing gross leasable floor area within the Activity Centre</p> <p>B. 1000m².</p> | | | | | | | | | | | | | | | | | | |
| <p>PO 1.5</p> <p>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p> | <p>DTS/DPF 1.5</p> <p>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:</p> <p>(a) set back at least 3m from any boundary shared with a residential land use</p> <p>(b) building height not exceeding 1 building level</p> <p>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</p> <p>(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</p> | | | | | | | | | | | | | | | | | | |
| Site Dimensions and Land Division | | | | | | | | | | | | | | | | | | | |
| <p>PO 2.1</p> <p>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.</p> | <p>DTS/DPF 2.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <table><thead><tr><th>Dwelling Type</th><th>Minimum site/allotment area per dwelling</th><th>Minimum site/allotment frontage</th></tr></thead><tbody><tr><td>Detached dwelling (not in a terrace arrangement)</td><td>300m² (exclusive of any battle-axe allotment 'handle')</td><td>9m where not on a battle-axe site 5m where on a battle-axe site</td></tr><tr><td>Semi-detached dwelling</td><td>300m²</td><td>9m</td></tr><tr><td>Row dwelling (or detached dwelling in a terrace arrangement)</td><td>250m²</td><td>7m (averaged)</td></tr><tr><td>Group dwelling</td><td>300m² (average, including common areas)</td><td>15m (total)</td></tr><tr><td>Dwelling within a residential flat building</td><td>300m² (average, including common areas)</td><td>15m (total)</td></tr></tbody></table> | Dwelling Type | Minimum site/allotment area per dwelling | Minimum site/allotment frontage | Detached dwelling (not in a terrace arrangement) | 300m ² (exclusive of any battle-axe allotment 'handle') | 9m where not on a battle-axe site 5m where on a battle-axe site | Semi-detached dwelling | 300m ² | 9m | Row dwelling (or detached dwelling in a terrace arrangement) | 250m ² | 7m (averaged) | Group dwelling | 300m ² (average, including common areas) | 15m (total) | Dwelling within a residential flat building | 300m ² (average, including common areas) | 15m (total) |
| Dwelling Type | Minimum site/allotment area per dwelling | Minimum site/allotment frontage | | | | | | | | | | | | | | | | | |
| Detached dwelling (not in a terrace arrangement) | 300m ² (exclusive of any battle-axe allotment 'handle') | 9m where not on a battle-axe site 5m where on a battle-axe site | | | | | | | | | | | | | | | | | |
| Semi-detached dwelling | 300m ² | 9m | | | | | | | | | | | | | | | | | |
| Row dwelling (or detached dwelling in a terrace arrangement) | 250m ² | 7m (averaged) | | | | | | | | | | | | | | | | | |
| Group dwelling | 300m ² (average, including common areas) | 15m (total) | | | | | | | | | | | | | | | | | |
| Dwelling within a residential flat building | 300m ² (average, including common areas) | 15m (total) | | | | | | | | | | | | | | | | | |
| <p>PO 2.2</p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p> | <p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <p>(a) the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1</p> | | | | | | | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| | | such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback | |
| | | (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table | |
| 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. | | DTS/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 building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street. | |
| Boundary Walls | | | |
| PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | | DTS/DPF 7.1 Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3m in wall height (ii) 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 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | | DTS/DPF 7.2 Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site. | |
| Side boundary setback | | | |
| PO 8.1 Building walls are set back from side boundaries to provide: (a) separation between buildings in a way that contributes to a suburban character and (b) access to natural light and ventilation for neighbours. | | DTS/DPF 8.1 Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. | |
| Rear boundary setback | | | |
| PO 9.1 Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide: (a) separation between buildings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. | | DTS/DPF 9.1 Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: (a) if the size of the site is less than 301m2— (i) 3m in relation to the ground floor of the building (ii) 5m in relation to any other building level of the building (b) if the size of the site is 301m2 or more— (i) 4m in relation to the ground floor of the building (ii) 6m in relation to any other building level of the building. | |
| Concept Plans | | | |
| 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 | | DTS/DPF 10.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

staging of development and provision of infrastructure.

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.

Ancillary Buildings and Structures

PO 11.1

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

DTS/DPF 11.1

Ancillary buildings:

(a)

are ancillary to a dwelling erected on the same site

(b)

have a floor area not exceeding 60m2

(c)

are not constructed, added to or altered so that any part is situated:

(i)

in front of any part of the building line of the dwelling to which it is ancillary or

(ii)

within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d)

in the case of a garage or carport, the garage or carport:

(i)

is set back at least 5.5m from the boundary of the primary street

(ii)

have a door / opening not exceeding:

A.

for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser

B.

for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e)

if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:

(i)

a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and

(ii)

the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f)

if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g)

will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h)

have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(i)

have a roof height where no part of the roof is more than 5m above the natural ground level

(j)

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

(k)

retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(l)

a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)

Minimum percentage of site

<150

10%

150-200

15%

201-450

20%

>450

25%

(ii)

the amount of existing soft landscaping prior to the development occurring.

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | | | | | | | |
|--|---|----------------|------------|--------|------|--------|------|
| <div>PO 11.2</div> <div>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.</div> | <div>DTS/DPF 11.2</div> <div>Ancillary buildings and structures do not result in:</div> <div><div>(a)</div><div>less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</div></div> <div><div>(b)</div><div>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.</div></div> | | | | | | |
| <div>PO 11.3</div> <div>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</div> | <div>DTS/DPF 11.3</div> <div>Non-residential ancillary buildings and structures:</div> <div><div>(a)</div><div>are ancillary and subordinate to an existing non-residential use on the same site</div></div> <div><div>(b)</div><div>have a floor area not exceeding the following:</div><table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table></div> <div><div>(c)</div><div>are not constructed, added to or altered so that any part is situated:<div><div>(i)</div><div>in front of any part of the building line of the main building to which it is ancillary or</div></div><div><div>(ii)</div><div>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div></div> <div><div>(d)</div><div>in the case of a garage or carport, the garage or carport:<div><div>(i)</div><div>is set back at least 5.5m from the boundary of the primary street</div></div></div></div> <div><div>(e)</div><div>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:<div><div>(i)</div><div>a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</div></div><div><div>(ii)</div><div>the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</div></div></div></div> <div><div>(f)</div><div>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</div></div> <div><div>(g)</div><div>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</div></div> <div><div>(h)</div><div>have a wall height (or post height) not exceeding 3m (and not including a gable end)</div></div> <div><div>(i)</div><div>have a roof height where no part of the roof is more than 5m above the natural ground level</div></div> <div><div>(j)</div><div>if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</div></div> | Allotment size | Floor area | ≤500m² | 60m² | >500m² | 80m² |
| Allotment size | Floor area | | | | | | |
| ≤500m² | 60m² | | | | | | |
| >500m² | 80m² | | | | | | |
| Advertisements | | | | | | | |
| <div>PO 12.1</div> <div>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</div> | <div>DTS/DPF 12.1</div> <div>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.</div> | | | | | | |

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development (Column A) | Exceptions (Column B) |
|------------------------------------|--------------------------|
|------------------------------------|--------------------------|

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building (e) retirement facility (f) student accommodation (g) supported accommodation. | Except development that: 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). |
| 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 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). |
| 5. 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) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. | None specified. |
| 6. Alteration of or addition to any development involving the following (or of any combination of any of the following): (a) child care facility (b) community facility (c) educational facility. | Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5. |
| 7. Demolition. | Except any of the following: |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|--|---|
| | | <ol style="list-style-type: none"> the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | | Except where located outside of a rail corridor or rail reserve. |
| Placement of Notices - Exemptions for Performance Assessed Development | | |
| None specified. | | |
| Placement of Notices - Exemptions for Restricted Development | | |
| None specified. | | |

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Division | |
| PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing. | DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings. |
| PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes. | DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: <ol style="list-style-type: none"> it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development. |
| PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration. | DTS/DPF 1.3 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| Built Form and Character | | | |
| PO 2.1 | | DTS/DPF 2.1 | |
| Affordable housing is designed to complement the design and character of residential development within the locality. | | None are applicable. | |
| Affordable Housing Incentives | | | |
| PO 3.1 | | 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. | |
| PO 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. | | <p>Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:</p> <ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development. | |
| Movement and Car Parking | | | |
| PO 4.1 | | DTS/DPF 4.1 | |
| Sufficient car parking is provided to meet the needs of occupants of affordable housing. | | <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> (a) 0.3 carpark per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p> | |

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from

Policy24 **P&D Code (in effect) - Version 2023.13 - 31/08/2023**

Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|--|---|
| <p>Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):</p> <p>(a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or</p> <p>(b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or</p> <p>(c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments</p> | Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> . | To provide direction on the conditions required to secure the provision of dwellings or allotments for 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)

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

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

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

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---------------------------------|---------------|---------------------|---------------------|
|---------------------------------|---------------|---------------------|---------------------|

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|---|
| Any of the following classes of development: | | | |
| (a) | building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i> | The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth. | To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities. |
| (b) | building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> . | | |
| | | 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)

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

Procedural Matters (PM) - Referrals

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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---------------|---|---------------------|
| 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 | |
|-----------------|--|
| DO 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Built Form | |
| PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> . |
| PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas. | DTS/DPF 1.2 Development does not include exhaust stacks. |

Procedural Matters (PM) - Referrals

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

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

Procedural Matters (PM) - Referrals

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

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

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 and Health | |
| <p>PO 1.1</p> <p>Regulated trees are retained where they:</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |

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|--|--|--|--|
| <div><div>(a) make an important visual contribution to local character and amenity</div><div>(b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or</div><div>(c) provide an important habitat for native fauna.</div></div> | | | |
| <div><div>PO 1.2</div><div>Significant trees are retained where they:</div><div><div>(a) make an important contribution to the character or amenity of the local area</div><div>(b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species</div><div>(c) represent an important habitat for native fauna</div><div>(d) are part of a wildlife corridor of a remnant area of native vegetation</div><div>(e) are important to the maintenance of biodiversity in the local environment and / or</div><div>(f) form a notable visual element to the landscape of the local area.</div></div></div> | | <div><div>DTS/DPF 1.2</div><div>None are applicable.</div></div> | |
| <div><div>PO 1.3</div><div>A tree damaging activity not in connection with other development satisfies (a) and (b):</div><div><div>(a) tree damaging activity is only undertaken to:<div><div>(i) remove a diseased tree where its life expectancy is short</div><div>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like</div><div>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:<div><div>A. a Local Heritage Place</div><div>B. a State Heritage Place</div><div>C. a substantial building of value</div></div></div></div><div>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</div><div>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</div><div>(v) treat disease or otherwise in the general interests of the health of the tree and / or</div><div>(vi) maintain the aesthetic appearance and structural integrity of the tree</div></div><div>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</div></div></div> | | <div><div>DTS/DPF 1.3</div><div>None are applicable.</div></div> | |
| <div><div>PO 1.4</div><div>A tree-damaging activity in connection with other development satisfies all the following:</div><div><div>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</div><div>(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.</div></div></div> | | <div><div>DTS/DPF 1.4</div><div>None are applicable.</div></div> | |
| Ground work affecting trees | | | |
| <div><div>PO 2.1</div><div>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</div></div> | | <div><div>DTS/DPF 2.1</div><div>None are applicable.</div></div> | |
| Land Division | | | |
| <div><div>PO 3.1</div><div>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</div></div> | | <div><div>DTS/DPF 3.1</div><div>Land division where:<div><div>(a) there are no regulated or significant trees located within or adjacent to the plan of division or</div><div>(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.</div></div></div></div> | |

Procedural Matters (PM) - Referrals

Policy24 **P&D Code (in effect) - Version 2023.13 - 31/08/2023**

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | | | | | | |
|--|---|---|-----------------------------------|-----------------------------------|------|------|------|---------|------|---|------|------|---|
| <p>PO 1.1</p> <p>Residential development is designed to capture and re-use stormwater to:</p> <p>(a) maximise conservation of water resources</p> <p>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</p> <p>(c) manage stormwater runoff quality.</p> | <p>DTS/DPF 1.1</p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <p>(a) includes rainwater tank storage:</p> <p>(i) connected to at least:</p> <p>A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area</p> <p>B. in all other cases, 80% of the roof area</p> <p>(ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m²</p> <p>(iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater</p> <p>(iv) with a minimum total capacity in accordance with Table 1</p> <p>(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank</p> <p>(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area</p> <p>Table 1: Rainwater Tank</p> <table><tr><th>Site size (m²)</th><th>Minimum retention volume (Litres)</th><th>Minimum detention volume (Litres)</th></tr><tr><td><200</td><td>1000</td><td>1000</td></tr><tr><td>200-400</td><td>2000</td><td>Site perviousness <30%: 1000 Site perviousness ≥30%: N/A</td></tr><tr><td>>401</td><td>4000</td><td>Site perviousness <35%: 1000 Site perviousness ≥35%: N/A</td></tr></table> | Site size (m ²) | Minimum retention volume (Litres) | Minimum detention volume (Litres) | <200 | 1000 | 1000 | 200-400 | 2000 | Site perviousness <30%: 1000 Site perviousness ≥30%: N/A | >401 | 4000 | Site perviousness <35%: 1000 Site perviousness ≥35%: N/A |
| Site size (m ²) | Minimum retention volume (Litres) | Minimum detention volume (Litres) | | | | | | | | | | | |
| <200 | 1000 | 1000 | | | | | | | | | | | |
| 200-400 | 2000 | Site perviousness <30%: 1000 Site perviousness ≥30%: N/A | | | | | | | | | | | |
| >401 | 4000 | Site perviousness <35%: 1000 Site perviousness ≥35%: N/A | | | | | | | | | | | |

Procedural Matters (PM) - Referrals

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

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

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

Traffic Generating Development Overlay**Assessment Provisions (AP)****Desired Outcome (DO)**

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Traffic Generating Development | |
| PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network. | DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development. | DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network. | DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|----------|--|
| | (c) commercial development with a gross floor area of 10,000m ² or more (d) retail development with a gross floor area of 2,000m ² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (f) industry with a gross floor area of 20,000m ² or more (g) educational facilities with a capacity of 250 students or more. |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---------------------------|---|--|
| Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m ² or more (d) retail development with a gross floor area of 2,000m ² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (f) industry with a gross floor area of 20,000m ² or more (g) educational facilities with a capacity of 250 students or more. | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | |
|--|---|-------------------------|---|---|
| PO 1.1 Trees are planted or retained to contribute to an urban tree canopy. | DTS/DPF 1.1 | | | |
| | Tree planting is provided in accordance with the following: | | | |
| | Site size per dwelling (m ²) | | Tree size* and number required per dwelling | |
| | <450 | | 1 small tree | |
| | 450-800 | | 1 medium tree or 2 small trees | |
| | >800 | | 1 large tree or 2 medium trees or 4 small trees | |
| | *refer Table 1 Tree Size | | | |
| Table 1 Tree Size | | | | |
| | Tree size | Mature height (minimum) | Mature spread (minimum) | Soil area around tree within development site (minimum) |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | | | | |
|--|--------|------|-----|---|
| | Small | 4 m | 2m | 10m ² and min. dimension of 1.5m |
| | Medium | 6 m | 4 m | 30m ² and min. dimension of 2m |
| | Large | 12 m | 8m | 60m ² and min. dimension of 4m |

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

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

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

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

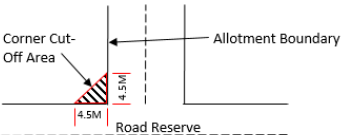
Desired Outcome (DO)

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

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

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

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|---------------------------------|---|---|--|
| PO 1.5 | Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality. | DTS/DPF 1.5 | None are applicable. |
| Proliferation of Advertisements | | | |
| PO 2.1 | Proliferation of advertisements is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.1 | No more than one freestanding advertisement is displayed per occupancy. |
| PO 2.2 | Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness. | DTS/DPF 2.2 | Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure. |
| PO 2.3 | Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.3 | Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall. |
| Advertising Content | | | |
| PO 3.1 | Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness. | DTS/DPF 3.1 | Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement. |
| Amenity Impacts | | | |
| PO 4.1 | Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers. | DTS/DPF 4.1 | Advertisements do not incorporate any illumination. |
| Safety | | | |
| PO 5.1 | Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access. | DTS/DPF 5.1 | Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign. |
| PO 5.2 | Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination. | DTS/DPF 5.2 | No advertisement illumination is proposed. |
| PO 5.3 | Advertisements and/or advertising hoardings do not create a hazard to drivers by: <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal | DTS/DPF 5.3 | Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve |

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|--|--|--|--|
| <p>(b) obscuring or impairing drivers' view of official traffic signs or signals</p> <p>(c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.</p> | | <p>(b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram</p>  | |
| <p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p> | | <p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p> | |
| <p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p> | | <p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <p>(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</p> <p>(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</p> <p>(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:</p> <p>(a) 110 km/h road - 14m</p> <p>(b) 100 km/h road - 13m</p> <p>(c) 90 km/h road - 10m</p> <p>(d) 70 or 80 km/h road - 8.5m.</p> | |
| <p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p> | | <p>DTS/DPF 5.6</p> <p>Advertising:</p> <p>(a) is not illuminated</p> <p>(b) does not incorporate a moving or changing display or message</p> <p>(c) does not incorporate a flashing light(s).</p> | |

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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|---------------|--|---|---|
| PO 1.2 | Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 | None are applicable. |
| Horse Keeping | | | |
| PO 2.1 | Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour. | DTS/DPF 2.2 | Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment. |
| PO 2.3 | All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 2.3 | Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area. |
| PO 2.4 | To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse. | DTS/DPF 2.4 | Stables, horse shelters and associated yards are set back 50m or more from a watercourse. |
| PO 2.5 | Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff. | DTS/DPF 2.5 | Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10). |
| Kennels | | | |
| PO 3.1 | Kennel flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 3.1 | The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down. |
| PO 3.2 | Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. | DTS/DPF 3.2 | Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership. |
| PO 3.3 | Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour. | DTS/DPF 3.3 | Kennels are sited in association with a permanent dwelling on the land. |
| Wastes | | | |
| PO 4.1 | Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin. | DTS/DPF 4.1 | None are applicable. |

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| PO 4.2 | Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources. | DTS/DPF 4.2 | Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas. |

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land-based Aquaculture | |
| PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers. | DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater. | DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters. | DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment. | DTS/DPF 1.5 None are applicable. |
| PO 1.6 | DTS/DPF 1.6 |

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| Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission. | | The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . | |
| PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment. | | DTS/DPF 1.7 None are applicable. | |
| Marine Based Aquaculture | | | |
| PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. | | DTS/DPF 2.1 None are applicable. | |
| PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm. | | DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . | |
| PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters. | | DTS/DPF 2.3 The development does not include toilet facilities located over water. | |
| PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark. | | DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . | |
| PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. | | DTS/DPF 2.5 None are applicable. | |
| PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment. | | DTS/DPF 2.6 None are applicable. | |
| PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water | | DTS/DPF 2.7 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| <p>(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</p> <p>(d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.</p> | | | |
| <p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.</p> | | <p>DTS/DPF 2.8</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p> | |
| <p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p> | | <p>DTS/DPF 2.9</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p> | |
| <p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p> | | <p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p> | |
| <p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <p>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape</p> <p>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable</p> <p>(c) incorporating appropriate waste treatment and disposal.</p> | | <p>DTS/DPF 2.11</p> <p>The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.</p> | |
| Navigation and Safety | | | |
| <p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p> | | <p>DTS/DPF 3.1</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |
| <p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p> | | <p>DTS/DPF 3.2</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |
| Environmental Management | | | |
| <p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p> | | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> | |
| <p>PO 4.2</p> <p>Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.</p> | | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> | |
| <p>PO 4.3</p> <p>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</p> | | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> | |
| <p>PO 4.4</p> <p>Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent</p> | | <p>DTS/DPF 4.4</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| pollution of waters, wetlands, or the nearby coastline. | |

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Odour and Noise | |
| PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production. | DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser. |
| PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership. | DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours. |
| Water Quality | |
| PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources. | DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores. |
| PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a | DTS/DPF 2.2 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| manner to prevent pollution of water resources. | | | |
| PO 2.3 | Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems. | DTS/DPF 2.4 | None are applicable. |
| Wastewater Irrigation | | | |
| PO 3.1 | Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land. | DTS/DPF 3.2 | Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership. |
| PO 3.3 | Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: <ul style="list-style-type: none"> (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. | DTS/DPF 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 and Design | |
| PO 1.1 | DTS/DPF 1.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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 exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more. | |
| Buffers and Landscaping | | | |
| PO 2.1 | | 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. | |
| PO 2.2 | | DTS/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 4.1 | | 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 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | <p>One of the following is satisfied:</p> <p>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</p> |

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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. | |
| Safety | | | |
| PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable. | DTS/DPF 2.1 None are applicable. | | |
| PO 2.2 Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2 None are applicable. | | |
| PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 None are applicable. | | |
| PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 None are applicable. | | |
| PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 None are applicable. | | |
| Landscaping | | | |
| PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. | DTS/DPF 3.1 None are applicable. | | |
| PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species. | DTS/DPF 3.2 None are applicable. | | |
| Environmental Performance | | | |
| PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 None are applicable. | | |
| PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 None are applicable. | | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---|---|--|
| PO 4.3 | Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |
| PO 6.1 | Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1 | Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Carparking Appearance | | | |
| PO 7.1 | Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3 | None are applicable. |
| PO 7.4 | Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 | None are applicable. |
| PO 7.6 | Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 7.7 | Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 | None are applicable. |
| Earthworks and sloping land | | | |
| PO 8.1 | Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 | Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2 | Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). | DTS/DPF 8.2 | Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. |
| PO 8.3 | Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3 | None are applicable. |
| PO 8.4 | Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion. | DTS/DPF 8.4 | None are applicable. |
| PO 8.5 | Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability. | DTS/DPF 8.5 | None are applicable. |
| Fences and Walls | | | |
| PO 9.1 | Fences, walls and retaining walls 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/DPF 9.1 | None are applicable. |
| PO 9.2 | Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts. | DTS/DPF 9.2 | A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |
| Overlooking / Visual Privacy (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 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | (c) | incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | | |
| All Residential development | | | |
| Front elevations and passive surveillance | | | |
| PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street. | | |
| PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. | | |
| Outlook and amenity | | | |
| PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas. | | |
| 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. | | |
| Ancillary Development | | | |
| PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m ² (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and | | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | | | | | | |
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| | <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="914 454 1390 1104"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| 201-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p> | <p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |
| <p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p> | <p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment</p> <p>or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p> | | | | | | | | | | |
| <p>PO 13.4</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p> | <p>DTS/DPF 13.4</p> <p>Non-residential ancillary buildings and structures:</p> <p>(a) are ancillary and subordinate to an existing non-residential use on the same site</p> <p>(b) have a floor area not exceeding the following:</p> <table border="1" data-bbox="866 1709 1101 1783"> <thead> <tr> <th>Allotment size</th><th>Floor area</th></tr> </thead> <tbody> <tr> <td>≤500m²</td><td>60m²</td></tr> <tr> <td>>500m²</td><td>80m²</td></tr> </tbody> </table> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the main building to which it is ancillary</p> <p>or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has</p> | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² | | | | |
| Allotment size | Floor area | | | | | | | | | | |
| ≤500m ² | 60m ² | | | | | | | | | | |
| >500m ² | 80m ² | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | boundaries on two or more roads) | |
| | | <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</p> | |
| Garage appearance | | | |
| PO 14.1 | Garaging is designed to not detract from the streetscape or appearance of a dwelling. | DTS/DPF 14.1 | Garages and carports facing a street: |
| | | <p>(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening not exceeding 7m in width</p> <p>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</p> | |
| Massing | | | |
| PO 15.1 | The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 15.1 | None are applicable |
| Dwelling additions | | | |
| PO 16.1 | Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements. | DTS / DPF 16.1 | <p>Dwelling additions:</p> <p>(a) are not constructed, added to or altered so that any part is situated closer to a public street</p> <p>(b) do not result in:</p> <p>(i) excavation exceeding a vertical height of 1m</p> <p>(ii) filling exceeding a vertical height of 1m</p> <p>(iii) a total combined excavation and filling vertical height of 2m or more</p> <p>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space</p> <p>(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</p> <p>(vi) upper level windows facing side or rear boundaries unless:</p> <p>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</p> <p>or</p> <p>B. have sill heights greater than or equal to 1.5m above finished floor level</p> <p>or</p> <p>C. incorporate screening to a height of 1.5m above finished floor level</p> <p>(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:</p> <p>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</p> <p>B. 1.7m above finished floor level in all other cases.</p> |
| Private Open Space | | | |
| PO 17.1 | Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 17.1 | Private open space is provided in accordance with Design Table 1 - Private Open Space. |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| Water Sensitive Design | |
| <p>PO 18.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p> | <p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <p>(a) 80 per cent reduction in average annual total suspended solids</p> <p>(b) 60 per cent reduction in average annual total phosphorus</p> <p>(c) 45 per cent reduction in average annual total nitrogen.</p> |
| <p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p> | <p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <p>(a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and</p> <p>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.</p> |
| Car parking, access and manoeuvrability | |
| <p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p> | <p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <p>(a) single width car parking spaces:</p> <p>(i) a minimum length of 5.4m per space</p> <p>(ii) a minimum width of 3.0m</p> <p>(iii) a minimum garage door width of 2.4m</p> <p>(b) double width car parking spaces (side by side):</p> <p>(i) a minimum length of 5.4m</p> <p>(ii) a minimum width of 5.4m</p> <p>(iii) minimum garage door width of 2.4m per space.</p> |
| <p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p> | <p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <p>(a) a minimum length of 5.4m</p> <p>(b) a minimum width of 2.4m</p> <p>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</p> |
| <p>PO 19.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p> | <p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p> |
| <p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p> | <p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(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</p> <p>(b) where newly proposed:</p> <p>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads</p> <p>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing</p> <p>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.</p> |
| <p>PO 19.5</p> | <p>DTS/DPF 19.5</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|---|
| Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | | <p>Driveways are designed and sited so that:</p> <p>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</p> <p>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</p> <div data-bbox="873 342 1361 972"> <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p style="text-align: center;">70° 110°</p> <p style="text-align: center;">0°</p> <p style="text-align: center;">STREET BOUNDARY</p> <p style="text-align: center;">ROAD</p> </div> <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site</p> | |
| PO 19.6 | 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. |
| Waste storage | | | |
| PO 20.1 | Provision is made for the adequate and convenient storage of waste bins in a location screened from public view. | DTS/DPF 20.1 | None are applicable. |
| Design of Transportable Dwellings | | | |
| PO 21.1 | The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 21.1 | Buildings satisfy (a) or (b): |
| | | (a) | are not transportable |
| | | or | |
| | | (b) | the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Group dwelling, residential flat buildings and battle-axe development | | | |
| Amenity | | | |
| PO 22.1 | | DTS/DPF 22.1 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|---|---|
| <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p> | <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> | | |
| | <p>Number of bedrooms</p> | | <p>Minimum internal floor area</p> |
| | <p>Studio</p> | | <p>35m²</p> |
| | <p>1 bedroom</p> | | <p>50m²</p> |
| | <p>2 bedroom</p> | | <p>65m²</p> |
| | <p>3+ bedrooms</p> | | <p>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</p> |
| <p>PO 22.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p> | <p>DTS/DPF 22.2</p> <p>None are applicable.</p> | | |
| <p>PO 22.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p> | <p>DTS/DPF 22.3</p> <p>None are applicable.</p> | | |
| <p>PO 22.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p> | <p>DTS/DPF 22.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p> | | |
| <p>Communal Open Space</p> | | | |
| <p>PO 23.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p> | <p>DTS/DPF 23.1</p> <p>None are applicable.</p> | | |
| <p>PO 23.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p> | <p>DTS/DPF 23.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p> | | |
| <p>PO 23.3</p> <p>Communal open space is designed and sited to:</p> <p>(a) be conveniently accessed by the dwellings which it services</p> <p>(b) have regard to acoustic, safety, security and wind effects.</p> | <p>DTS/DPF 23.3</p> <p>None are applicable.</p> | | |
| <p>PO 23.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p> | <p>DTS/DPF 23.4</p> <p>None are applicable.</p> | | |
| <p>PO 23.5</p> <p>Communal open space is designed and sited to:</p> | <p>DTS/DPF 23.5</p> <p>None are applicable.</p> | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| <p>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p> | | | |
| Carparking, access and manoeuvrability | | | |
| <p>PO 24.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p> | | <p>DTS/DPF 24.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p> | |
| <p>PO 24.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p> | | <p>DTS/DPF 24.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p> | |
| <p>PO 24.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p> | | <p>DTS/DPF 24.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <p>(a) have a minimum width of 3m</p> <p>(b) for driveways servicing more than 3 dwellings:</p> <p>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street</p> <p>(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.</p> | |
| <p>PO 24.4</p> <p>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</p> | | <p>DTS/DPF 24.4</p> <p>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</p> | |
| <p>PO 24.5</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p> | | <p>DTS/DPF 24.5</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p> | |
| <p>PO 24.6</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p> | | <p>DTS/DPF 24.6</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p> | |
| Soft Landscaping | | | |
| <p>PO 25.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p> | | <p>DTS/DPF 25.1</p> <p>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.</p> | |
| <p>PO 25.2</p> <p>Soft landscaping is provided that improves the appearance of common driveways.</p> | | <p>DTS/DPF 25.2</p> <p>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).</p> | |
| Site Facilities / Waste Storage | | | |
| <p>PO 26.1</p> | | <p>DTS/DPF 26.1</p> | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|---|
| Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | None are applicable. | |
| PO 26.2 | Provision is made for suitable external clothes drying facilities. | DTS/DPF 26.2 | None are applicable. |
| PO 26.3 | Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | DTS/DPF 26.3 | None are applicable. |
| PO 26.4 | Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 26.4 | Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 26.5 | Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | DTS/DPF 26.5 | None are applicable. |
| PO 26.6 | Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 26.6 | None are applicable. |
| Supported accommodation and retirement facilities | | | |
| Siting and Configuration | | | |
| PO 27.1 | Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 27.1 | None are applicable. |
| Movement and Access | | | |
| PO 28.1 | Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | DTS/DPF 28.1 | None are applicable. |
| Communal Open Space | | | |
| PO 29.1 | Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 29.1 | None are applicable. |
| PO 29.2 | Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 29.2 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation. | | DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | | DTS/DPF 29.4 None are applicable. | |
| PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | DTS/DPF 29.5 None are applicable. | |
| PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | DTS/DPF 29.6 None are applicable. | |
| Site Facilities / Waste Storage | | | |
| PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles. | | DTS/DPF 30.1 None are applicable. | |
| PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 30.2 None are applicable. | |
| PO 30.3 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 30.3 None are applicable. | |
| PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view. | | DTS/DPF 30.4 None are applicable. | |
| PO 30.5 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | | DTS/DPF 30.6 None are applicable. | |
| PO 30.7 Services including gas and water meters are conveniently located and screened from public view. | | DTS/DPF 30.7 None are applicable. | |
| All non-residential development | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | |
|---|-----------------------------------|--|--|--|-----------------------------------|
| Water Sensitive Design | | | | | |
| PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater. | | DTS/DPF 31.1 None are applicable. | | | |
| PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state. | | DTS/DPF 31.2 None are applicable. | | | |
| Wash-down and Waste Loading and Unloading | | | | | |
| PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (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 designed to drain wastewater to either: (d) <ul style="list-style-type: none">(i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or(ii) a holding tank and its subsequent removal off-site on a regular basis. | | DTS/DPF 32.1 None are applicable. | | | |
| Decks | | | | | |
| Design and Siting | | | | | |
| PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. | | DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: | | | |
| | | <table><tr><td>Site area (or in the case of residential flat building or group dwelling(s), average site area)</td><td>Minimum percentage of site</td></tr></table> | | Site area (or in the case of residential flat building or group dwelling(s), average site area) | Minimum percentage of site |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) | Minimum percentage of site | | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | <table><tr><th>(m²)</th><th></th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> <p>B. the amount of existing soft landscaping prior to the development occurring.</p> <p>(b) where in association with a non-residential use:</p> <ul style="list-style-type: none">(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.(ii) are set back at least 2 metres from a public road.(iii) have a floor area not exceeding 25m² <p>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</p> | (m ²) | | <150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
|--|--|-------------------|--|------|-----|---------|-----|----------|-----|------|-----|
| (m ²) | | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 33.2</p> <p>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</p> | <p>DTS/DPF 33.2</p> <p>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</p> | | | | | | | | | | |
| <p>PO 33.3</p> <p>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</p> | <p>DTS/DPF 33.3</p> <p>Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |

Table 1 - Private Open Space

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

Design in Urban Areas

Assessment Provisions (AP)

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---|---|----------------------|
| PO 2.2 | Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 | None are applicable. |
| Landscaping | | | |
| PO 3.1 | Soft landscaping and tree planting are incorporated to: <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. | DTS/DPF 3.1 | None are applicable. |
| Environmental Performance | | | |
| PO 4.1 | Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 | None are applicable. |
| PO 4.3 | Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |
| PO 6.1 | | DTS/DPF 6.1 | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | |
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| Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Car parking appearance | |
| PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1 None are applicable. |
| PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2 None are applicable. |
| PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3 None are applicable. |
| PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection. | DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m. |
| PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces. |
| PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 None are applicable. |
| PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 None are applicable. |
| Earthworks and sloping land | |
| PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2 Driveways and access tracks designed and constructed to allow safe and | DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| convenient access on sloping land. | | satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. | |
| PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | | DTS/DPF 8.3 None are applicable. | |
| PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion. | | DTS/DPF 8.4 None are applicable. | |
| PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | | DTS/DPF 8.5 None are applicable. | |
| Fences and walls | | | |
| PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | | DTS/DPF 9.1 None are applicable. | |
| PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts. | | DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. | |
| Overlooking / Visual Privacy (low rise buildings) | | | |
| PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones. | | DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. | |
| PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones. | | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | |
| Site Facilities / Waste Storage (excluding low rise residential development) | | | |
| PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | | DTS/DPF 11.1 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| PO 11.2 | Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings. | DTS/DPF 11.2 | None are applicable. |
| PO 11.3 | Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | DTS/DPF 11.3 | None are applicable. |
| PO 11.4 | Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing. | DTS/DPF 11.4 | None are applicable. |
| PO 11.5 | For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate. | DTS/DPF 11.5 | None are applicable. |
| All Development - Medium and High Rise | | | |
| External Appearance | | | |
| PO 12.1 | Buildings positively contribute to the character of the local area by responding to local context. | DTS/DPF 12.1 | None are applicable. |
| PO 12.2 | Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale. | DTS/DPF 12.2 | None are applicable. |
| PO 12.3 | Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements. | DTS/DPF 12.3 | None are applicable. |
| PO 12.4 | Boundary walls visible from public land include visually interesting treatments to break up large blank elevations. | DTS/DPF 12.4 | None are applicable. |
| PO 12.5 | External materials and finishes are durable and age well to minimise ongoing maintenance requirements. | DTS/DPF 12.5 | Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration. |
| PO 12.6 | Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages. | DTS/DPF 12.6 | Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. |
| PO 12.7 | Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character. | DTS/DPF 12.7 | Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| <div>PO 12.8</div> <div>Building services, plant and mechanical equipment are screened from the public realm.</div> | <div>DTS/DPF 12.8</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|-------------------|--|-------------------|------------------------|---------------------|-------------------|------|----------------------------------|-------------------------|--------------|----|-----------------------------------|----------------------|--------------|----|--|------------|---|-------------|--|------------|---|-----------|--|
| Landscaping | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 13.1</div> <div>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</div> | <div>DTS/DPF 13.1</div> <div>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</div> | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 13.2</div> <div>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.</div> | <div>DTS/DPF 13.2</div> <div>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</div> <table><thead><tr><th>Site area</th><th>Minimum deep soil area</th><th>Minimum dimension</th><th>Tree / deep soil zones</th></tr></thead><tbody><tr><td><300 m²</td><td>10 m²</td><td>1.5m</td><td>1 small tree / 10 m²</td></tr><tr><td>300-1500 m²</td><td>7% site area</td><td>3m</td><td>1 medium tree / 30 m²</td></tr><tr><td>>1500 m²</td><td>7% site area</td><td>6m</td><td>1 large or medium tree / 60 m²</td></tr></tbody></table> <div>Tree size and site area definitions</div> <table><tbody><tr><td>Small tree</td><td>4-6m mature height and 2-4m canopy spread</td></tr><tr><td>Medium tree</td><td>6-12m mature height and 4-8m canopy spread</td></tr><tr><td>Large tree</td><td>12m mature height and >8m canopy spread</td></tr><tr><td>Site area</td><td>The total area for development site, not average area per dwelling</td></tr></tbody></table> | Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | Small tree | 4-6m mature height and 2-4m canopy spread | Medium tree | 6-12m mature height and 4-8m canopy spread | Large tree | 12m mature height and >8m canopy spread | Site area | The total area for development site, not average area per dwelling |
| Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | | | | | | | | | | | | | | | | | | | | | | |
| <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | | | | | | | | | | | | | | | | | | | | | | |
| 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | | | | | | | | | | | | | | | | | | | | | | |
| >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | | | | | | | | | | | | | | | | | | | | | | |
| Small tree | 4-6m mature height and 2-4m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | |
| Medium tree | 6-12m mature height and 4-8m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | |
| Large tree | 12m mature height and >8m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | |
| Site area | The total area for development site, not average area per dwelling | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 13.3</div> <div>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</div> | <div>DTS/DPF 13.3</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 13.4</div> <div>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.</div> | <div>DTS/DPF 13.4</div> <div>Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.</div> | | | | | | | | | | | | | | | | | | | | | | | | |
| Environmental | | | | | | | | | | | | | | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| PO 14.1 | Development minimises detrimental micro-climatic impacts on adjacent land and buildings. | DTS/DPF 14.1 | None are applicable. |
| PO 14.2 | Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells. | DTS/DPF 14.2 | None are applicable. |
| PO 14.3 | Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. | DTS/DPF 14.3 | None are applicable. |
| Car Parking | | | |
| PO 15.1 | Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings. | DTS/DPF 15.1 | Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings. |
| PO 15.2 | Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale. | DTS/DPF 15.2 | None are applicable. |
| Overlooking/Visual Privacy | | | |
| PO 16.1 | Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. | DTS/DPF 16.1 | None are applicable. |
| All residential development | | | |
| Front elevations and passive surveillance | | | |
| PO 17.1 | Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 17.1 | Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street. |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| <div>PO 17.2</div> <div>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</div> | <div>DTS/DPF 17.2</div> <div>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</div> | | | | |
|---|---|---|----------------------------|------|-----|
| <div>Outlook and Amenity</div> | | | | | |
| <div>PO 18.1</div> <div>Living rooms have an external outlook to provide a high standard of amenity for occupants.</div> | <div>DTS/DPF 18.1</div> <div>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</div> | | | | |
| <div>PO 18.2</div> <div>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.</div> | <div>DTS/DPF 18.2</div> <div>None are applicable.</div> | | | | |
| <div>Ancillary Development</div> | | | | | |
| <div>PO 19.1</div> <div>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</div> | <div><div>DTS/DPF 19.1</div><div>Ancillary buildings:<div><div>(a)</div><div>are ancillary to a dwelling erected on the same site</div></div><div><div>(b)</div><div>have a floor area not exceeding 60m2</div></div><div><div>(c)</div><div>are not constructed, added to or altered so that any part is situated:<div><div>(i)</div><div>in front of any part of the building line of the dwelling to which it is ancillary or</div></div><div><div>(ii)</div><div>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div></div><div><div>(d)</div><div>in the case of a garage or carport, the garage or carport:<div><div>(i)</div><div>is set back at least 5.5m from the boundary of the primary street</div></div><div><div>(ii)</div><div>when facing a primary street or secondary street, has a total door / opening not exceeding:<div><div>A.</div><div>for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</div></div><div><div>B.</div><div>for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</div></div></div></div></div></div><div><div>(e)</div><div>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:<div><div>(i)</div><div>a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</div></div><div>and</div><div><div>(ii)</div><div>the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</div></div></div></div><div><div>(f)</div><div>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</div></div><div><div>(g)</div><div>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</div></div><div><div>(h)</div><div>have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</div></div><div><div>(i)</div><div>have a roof height where no part of the roof is more than 5m above the natural ground level</div></div><div><div>(j)</div><div>if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</div></div><div><div>(k)</div><div>retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:<div><div>(i)</div><div>a total area as determined by the following table:</div></div></div></div><div><table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr></table></div></div></div> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | |
| <150 | 10% | | | | |

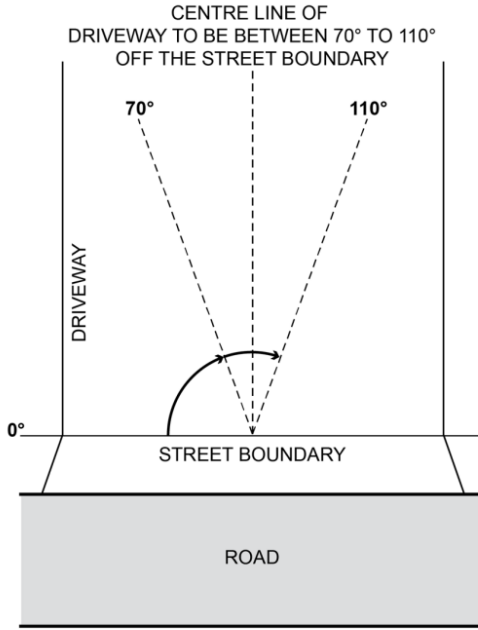
Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| | | <table><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
| 150-200 | 15% | | | | | | | |
| >200-450 | 20% | | | | | | | |
| >450 | 25% | | | | | | | |
| | (ii) | the amount of existing soft landscaping prior to the development occurring. | | | | | | |
| PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site. | DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (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 or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers. | DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. | | | | | | | |
| PO 19.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 19.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table> (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 main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² | |
| Allotment size | Floor area | | | | | | | |
| ≤500m ² | 60m ² | | | | | | | |
| >500m ² | 80m ² | | | | | | | |
| Residential Development - Low Rise | | | | | | | | |
| External appearance | | | | | | | | |
| PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling. | DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | |
|---|----------------------------|--|---|----------------------------|------|-----|--|
| | | (d) | have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. | | | | |
| <p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p> | | <p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <p>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line</p> <p>(b) a porch or portico projects at least 1m from the building wall</p> <p>(c) a balcony projects from the building wall</p> <p>(d) a verandah projects at least 1m from the building wall</p> <p>(e) eaves of a minimum 400mm width extend along the width of the front elevation</p> <p>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</p> <p>(g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.</p> | | | | | |
| <p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p> | | <p>DTS/DPF 20.3</p> <p>None are applicable</p> | | | | | |
| Private Open Space | | | | | | | |
| <p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p> | | <p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p> | | | | | |
| <p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p> | | <p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p> | | | | | |
| Landscaping | | | | | | | |
| <p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <p>(a) minimise heat absorption and reflection</p> <p>(b) contribute shade and shelter</p> <p>(c) provide for stormwater infiltration and biodiversity</p> <p>(d) enhance the appearance of land and streetscapes.</p> | | <p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <p>(a) a total area for the entire development site, including any common property, as determined by the following table:</p> <table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr></table> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | |
| <150 | 10% | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|-----|
| | | 150-200 | 15% |
| | | >200-450 | 20% |
| | | >450 | 25% |
| | (b) | at least 30% of any land between the primary street boundary and the primary building line. | |
| Car parking, access and manoeuvrability | | | |
| PO 23.1 | DTS/DPF 23.1 | | |
| Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. | | |
| PO 23.2 | 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, pedestrian movement, 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. | 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 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. | Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: | | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| |  <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> |
| <p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p> | <p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| Waste storage | |
| <p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p> | <p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| Design of Transportable Buildings | |
| <p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p> | <p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Residential Development - Medium and High Rise (including serviced apartments) | |
| Outlook and Visual Privacy | |
| <p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public,</p> | <p>DTS/DPF 26.1</p> <p>Buildings:</p> |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| communal or private open space. | |
| | <div><div>(a)</div>provide a habitable room at ground or first level with a window facing toward the street</div> <div><div>(b)</div>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.</div> |
| PO 26.2 | DTS/DPF 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 Open Space | |
| PO 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 in multi-level buildings | |
| PO 28.1 | DTS/DPF 28.1 |
| Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces. | Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary. |
| PO 28.2 | DTS/DPF 28.2 |
| Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: | Balconies utilise one or a combination of the following design elements: |
| <div><div>(a)</div>respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy</div> <div><div>(b)</div>allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.</div> | <div><div>(a)</div>sun screens</div> <div><div>(b)</div>pergolas</div> <div><div>(c)</div>louvres</div> <div><div>(d)</div>green facades</div> <div><div>(e)</div>openable walls.</div> |
| PO 28.3 | DTS/DPF 28.3 |
| Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living. | Balconies open directly from a habitable room and incorporate a minimum dimension of 2m. |
| PO 28.4 | DTS/DPF 28.4 |
| Dwellings are provided with sufficient space for storage to meet likely occupant needs. | Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: |
| | <div><div>(a)</div>studio: not less than 6m³</div> <div><div>(b)</div>1 bedroom dwelling / apartment: not less than 8m³</div> <div><div>(c)</div>2 bedroom dwelling / apartment: not less than 10m³</div> <div><div>(d)</div>3+ bedroom dwelling / apartment: not less than 12m³.</div> |
| PO 28.5 | DTS/DPF 28.5 |
| Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided. | Light wells: |
| | <div><div>(a)</div>are not used as the primary source of outlook for living rooms</div> <div><div>(b)</div>up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms</div> <div><div>(c)</div>above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.</div> |
| PO 28.6 | DTS/DPF 28.6 |
| Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions. | None are applicable. |
| PO 28.7 | DTS/DPF 28.7 |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable. | None are applicable. | | | | | | | | | | |
|---|--|--------------------|-----------------------------|--------|------------------|-----------|------------------|-----------|------------------|-------------|--|
| Dwelling Configuration | | | | | | | | | | | |
| <p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p> | <p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none">(a) studio (where there is no separate bedroom)(b) 1 bedroom dwelling / apartment with a floor area of at least 50m²(c) 2 bedroom dwelling / apartment with a floor area of at least 65m²(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. | | | | | | | | | | |
| <p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p> | <p>DTS/DPF 29.2</p> <p>None are applicable.</p> | | | | | | | | | | |
| Common Areas | | | | | | | | | | | |
| <p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p> | <p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none">(a) have a minimum ceiling height of 2.7m(b) provide access to no more than 8 dwellings(c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core. | | | | | | | | | | |
| Group Dwellings, Residential Flat Buildings and Battle axe Development | | | | | | | | | | | |
| Amenity | | | | | | | | | | | |
| <p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p> | <p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table><tr><th>Number of bedrooms</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>65m²</td></tr><tr><td>3+ bedrooms</td><td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td></tr></table> | Number of bedrooms | Minimum internal floor area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 65m ² | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| Number of bedrooms | Minimum internal floor area | | | | | | | | | | |
| Studio | 35m ² | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | |
| 2 bedroom | 65m ² | | | | | | | | | | |
| 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom | | | | | | | | | | |
| <p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p> | <p>DTS/DPF 31.2</p> <p>None are applicable.</p> | | | | | | | | | | |
| <p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p> | <p>DTS/DPF 31.3</p> <p>None are applicable.</p> | | | | | | | | | | |
| <p>PO 31.4</p> | <p>DTS/DPF 31.4</p> | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| 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. | |
| Communal Open Space | | | |
| PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | | DTS/DPF 32.1 None are applicable. | |
| PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. | | DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | | DTS/DPF 32.3 None are applicable. | |
| PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | DTS/DPF 32.4 None are applicable. | |
| PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | DTS/DPF 32.5 None are applicable. | |
| Car parking, access and manoeuvrability | | | |
| PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | | DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. | |
| PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | | DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. | |
| PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | | DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. | |
| PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | | DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. | |
| PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring | | DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| areas. | | at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. | |
| Soft landscaping | | | |
| PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | | DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. | |
| PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | | DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). | |
| Site Facilities / Waste Storage | | | |
| PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 35.1 None are applicable. | |
| PO 35.2 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 35.2 None are applicable. | |
| PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | | DTS/DPF 35.3 None are applicable. | |
| PO 35.4 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | | DTS/DPF 35.5 None are applicable. | |
| PO 35.6 Services including gas and water meters are conveniently located and screened from public view. | | DTS/DPF 35.6 None are applicable. | |
| Water sensitive urban design | | | |
| PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | | DTS/DPF 36.1 None are applicable. | |
| PO 36.2 | | DTS/DPF 36.2 | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | None are applicable. |
| Supported Accommodation and retirement facilities | |
| Siting, Configuration and Design | |
| PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 37.1 None are applicable. |
| PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place. | DTS/DPF 37.2 None are applicable. |
| Movement and Access | |
| PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | DTS/DPF 38.1 None are applicable. |
| Communal Open Space | |
| PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 39.1 None are applicable. |
| PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 39.2 None are applicable. |
| PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres. |
| PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 39.4 None are applicable. |
| PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 39.5 None are applicable. |
| PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings | DTS/DPF 39.6 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | | |
| Site Facilities / Waste Storage | | | |
| PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles. | | DTS/DPF 40.1 None are applicable. | |
| PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 40.2 None are applicable. | |
| PO 40.3 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 40.3 None are applicable. | |
| PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view. | | DTS/DPF 40.4 None are applicable. | |
| PO 40.5 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | | DTS/DPF 40.6 None are applicable. | |
| PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view. | | DTS/DPF 40.7 None are applicable. | |
| Student Accommodation | | | |
| PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. | | DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m ³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students. | |
| PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing. | | DTS/DPF 41.2 None are applicable. | |
| All non-residential development | | | |
| Water Sensitive Design | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | | |
| PO 42.1 | | DTS/DPF 42.1 | |
| Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater. | | None are applicable. | |
| PO 42.2 | | DTS/DPF 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. | | None are applicable. | |
| PO 42.3 | | DTS/DPF 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. | | None are applicable. | |
| Wash-down and Waste Loading and Unloading | | | |
| PO 43.1 | | DTS/DPF 43.1 | |
| 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, plant or equipment are: | | None are applicable. | |
| <div><div>(a)</div>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</div> <div><div>(b)</div>paved with an impervious material to facilitate wastewater collection</div> <div><div>(c)</div>of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area</div> <div><div>(d)</div>are designed to drain wastewater to either:<div><div>(i)</div>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</div><div>or</div><div><div>(ii)</div>a holding tank and its subsequent removal off-site on a regular basis.</div></div> | | | |
| Laneway Development | | | |
| Infrastructure and Access | | | |
| PO 44.1 | | DTS/DPF 44.1 | |
| Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: | | Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare. | |
| <div><div>(a)</div>existing utility infrastructure and services are capable of accommodating the development</div> <div><div>(b)</div>the primary street can support access by emergency and regular service vehicles (such as waste collection)</div> <div><div>(c)</div>it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)</div> <div><div>(d)</div>safety of pedestrians or vehicle movement is maintained</div> <div><div>(e)</div>any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.</div> | | | |
| Decks | | | |
| Design and Siting | | | |
| PO 45.1 | | DTS/DPF 45.1 | |
| Decks are designed and sited to: | | Decks: | |
| <div><div>(a)</div>complement the associated building form</div> <div><div>(b)</div>minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)</div> <div><div>(c)</div>minimise cut and fill and overall massing when viewed from adjacent land.</div> | | <div><div>(a)</div>where ancillary to a dwelling:<div><div>(i)</div>are not constructed, added to or altered so that any part is situated:<div><div>A.</div>in front of any part of the building line of the dwelling to which it is ancillary or</div><div><div>B.</div>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div> <div><div>(ii)</div>are set back at least 900mm from side or rear allotment boundaries</div> | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| | | 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 used as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings | Dwellings at ground level: | 15m ² / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m ² / minimum dimension 1.8m |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting | |
| PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion. | DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5). |
| PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance. | DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver. |
| Water Protection | |
| PO 2.1 | DTS/DPF 2.1 |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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|--|--|--|---------------|--|--------|-------|-----|--------|-------|-----|--------|-------|-----|--------|------|-----|-------|------|-----|-----------------|------|-----|
| Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas. | None are applicable. | | | | | | | | | | | | | | | | | | | | | |
| PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources. | DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). | | | | | | | | | | | | | | | | | | | | | |
| Fire Management | | | | | | | | | | | | | | | | | | | | | | |
| PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements. | DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code. | | | | | | | | | | | | | | | | | | | | | |
| PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks. | DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. | | | | | | | | | | | | | | | | | | | | | |
| Power-line Clearances | | | | | | | | | | | | | | | | | | | | | | |
| PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines. | DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table: <table><tr><td>Voltage of transmission line</td><td>Tower or Pole</td><td>Minimum horizontal clearance distance between plantings and transmission lines</td></tr><tr><td>500 kV</td><td>Tower</td><td>38m</td></tr><tr><td>275 kV</td><td>Tower</td><td>25m</td></tr><tr><td>132 kV</td><td>Tower</td><td>30m</td></tr><tr><td>132 kV</td><td>Pole</td><td>20m</td></tr><tr><td>66 kV</td><td>Pole</td><td>20m</td></tr><tr><td>Less than 66 kV</td><td>Pole</td><td>20m</td></tr></table> | Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | 500 kV | Tower | 38m | 275 kV | Tower | 25m | 132 kV | Tower | 30m | 132 kV | Pole | 20m | 66 kV | Pole | 20m | Less than 66 kV | Pole | 20m |
| Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | | | | | | | | | | | | | | | | | | | | |
| 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)

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

- (a) the South Australian Housing Trust either individually or jointly with other persons or bodies
or
(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

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 Intensity | |
| PO 1.1 Residential development provides a range of housing choices. | DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings. |
| PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres. | DTS/DPF 1.2 None are applicable. |
| Building Height | |
| PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space. | DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end). |
| PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary. | DTS/DPF 2.2 None are applicable. |
| Primary Street Setback | |
| PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character. | DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m. |
| Secondary Street Setback | |
| PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character. | DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------------------------|---|---|--|
| Boundary Walls | | | |
| PO 5.1 | Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation. | DTS/DPF 5.1 | Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): <ul style="list-style-type: none"> (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: <ul style="list-style-type: none"> (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| PO 5.2 | Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | DTS/DPF 5.2 | Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage. |
| Side Boundary Setback | | | |
| PO 6.1 | Buildings are set back from side boundaries to provide: <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. | DTS/DPF 6.1 | Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: <ul style="list-style-type: none"> (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear Boundary Setback | | | |
| PO 7.1 | Buildings are set back from rear boundaries to provide: <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. | DTS/DPF 7.1 | Dwellings are set back from the rear boundary: <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level. |
| Buildings elevation design | | | |
| PO 8.1 | Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas. | DTS/DPF 8.1 | Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: <ul style="list-style-type: none"> (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish. |
| PO 8.2 | Dwellings incorporate windows along primary street frontages to encourage passive | DTS/DPF 8.2 | Each dwelling with a frontage to a public street: |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| surveillance and make a positive contribution to the streetscape. | | (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m | | | | | | | | | | | | | | | | |
|---|-------------------------------|--|--|---------------|-------------------------------|--------------|----------------------------|--|--|-------------------------------|--------|--|----------------------|--|----------------------|---|--------------------------|--|
| | | (b) has an aggregate window area of at least 2m ² facing the primary street | | | | | | | | | | | | | | | | |
| PO 8.3 | | DTS/DPF 8.3 | | | | | | | | | | | | | | | | |
| The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | | None are applicable. | | | | | | | | | | | | | | | | |
| PO 8.4 | | DTS/DPF 8.4 | | | | | | | | | | | | | | | | |
| Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression. | | None are applicable. | | | | | | | | | | | | | | | | |
| PO 8.5 | | DTS/DPF 8.5 | | | | | | | | | | | | | | | | |
| Entrances to multi-storey buildings are: | | None are applicable. | | | | | | | | | | | | | | | | |
| (a) oriented towards the street | | | | | | | | | | | | | | | | | | |
| (b) visible and easily identifiable from the street | | | | | | | | | | | | | | | | | | |
| (c) designed to include a common mail box structure. | | | | | | | | | | | | | | | | | | |
| Outlook and amenity | | | | | | | | | | | | | | | | | | |
| PO 9.1 | | DTS/DPF 9.1 | | | | | | | | | | | | | | | | |
| Living rooms have an external outlook to provide a high standard of amenity for occupants. | | A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space. | | | | | | | | | | | | | | | | |
| PO 9.2 | | DTS/DPF 9.2 | | | | | | | | | | | | | | | | |
| Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. | | None are applicable. | | | | | | | | | | | | | | | | |
| Private Open Space | | | | | | | | | | | | | | | | | | |
| PO 10.1 | | DTS/DPF 10.1 | | | | | | | | | | | | | | | | |
| Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | | Private open space is provided in accordance with the following table: | | | | | | | | | | | | | | | | |
| | | <table><tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr><tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m</td></tr><tr><td rowspan="4">Dwelling (above ground level)</td><td>Studio</td><td>4m² / minimum dimension 1.8m</td></tr><tr><td>One bedroom dwelling</td><td>8m² / minimum dimension 2.1m</td></tr><tr><td>Two bedroom dwelling</td><td>11m² / minimum dimension 2.4m</td></tr><tr><td>Three + bedroom dwelling</td><td>15 m² / minimum dimension 2.6m</td></tr></table> | | Dwelling Type | Dwelling / Site Configuration | Minimum Rate | Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | One bedroom dwelling | 8m ² / minimum dimension 2.1m | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |
| Dwelling Type | Dwelling / Site Configuration | Minimum Rate | | | | | | | | | | | | | | | | |
| Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | | | | | | | | | | | | | | | | |
| Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | | | | | | | | | | | | | | | | |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m | | | | | | | | | | | | | | | | |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | | | | | | | | | | | | | | | | |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m | | | | | | | | | | | | | | | | |
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Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| <div>PO 10.2</div> <div>Private open space positioned to provide convenient access from internal living areas.</div> | <div>DTS/DPF 10.2</div> <div>At least 50% of the required area of private open space is accessible from a habitable room.</div> |
| <div>PO 10.3</div> <div>Private open space is positioned and designed to:<div><div>(a)</div>provide useable outdoor space that suits the needs of occupants;<div><div>(b)</div>take advantage of desirable orientation and vistas; and<div><div>(c)</div>adequately define public and private space.</div></div></div></div> | <div>DTS/DPF 10.3</div> <div>None are applicable.</div> |
| <div>Visual privacy</div> | |
| <div>PO 11.1</div> <div>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</div> | <div>DTS/DPF 11.1</div> <div>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:<div><div>(a)</div>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<div><div>(b)</div>have sill heights greater than or equal to 1.5m above finished floor level<div><div>(c)</div>incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.</div></div></div></div> |

| PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases |
| Landscaping | |
| PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. | DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: | | | |--|----------------------------| | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | <150 | 10% | | <200 | 15% | | 200-450 | 20% | | >450 | 25% | (b) at least 30% of land between the road boundary and the building line. |
| Water Sensitive Design | |
| PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions. | DTS/DPF 13.1 None are applicable. |
| Car Parking | |
| PO 14.1 | DTS/DPF 14.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport. | | On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. | |
| PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | | DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space. | |
| PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient. | | DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. | |
| PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand. | | DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling. | |
| PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking. | | DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling. | |
| Overshadowing | | | |
| PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. | | DTS/DPF 15.1 None are applicable. | |
| Waste | | | |
| PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view. | | DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. | |
| PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. | | DTS/DPF 16.2 None are applicable. | |
| Vehicle Access | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 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. | DTS/DPF 17.1 | None are applicable. |
| PO 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. | DTS/DPF 17.2 | <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(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</p> <p>(b) where newly proposed, is set back:</p> <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 17.3 | Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 17.3 | <p>Driveways are designed and sited so that:</p> <p>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</p> <p>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</p> <div style="text-align: center;"> <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p style="text-align: center;">70° 110°</p> <p style="text-align: center;">0°</p> <p style="text-align: center;">STREET BOUNDARY</p> <p style="text-align: center;">ROAD</p> </div> <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> |
| PO 17.4 | Driveways and access points are designed and distributed to optimise the provision of on-street parking. | DTS/DPF 17.4 | <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p> |
| PO 17.5 | | DTS/DPF 17.5 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement. | | Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. | |
| PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | | DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre | |
| PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas. | | DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. | |
| Storage | | | |
| PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs. | | DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ . | |
| Earthworks | | | |
| PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | | DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m. | |
| Service connections and infrastructure | | | |
| PO 20.1 Dwellings are provided with appropriate service connections and infrastructure. | | DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i> . | |
| Site contamination | | | |
| PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment. | | DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a <u>site contamination declaration form</u>), and satisfies both of the following: (i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| | <p>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</p> <p>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other 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 <u>site contamination declaration form</u>).</p> |

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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. | |
| Rehabilitation | | | |
| PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors. | | DTS/DPF 3.1 None are applicable. | |
| Hazard Management | | | |
| PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips. | | DTS/DPF 4.1 None are applicable. | |
| PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction. | | DTS/DPF 4.2 None are applicable. | |
| PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds. | | DTS/DPF 4.3 None are applicable. | |
| Electricity Infrastructure and Battery Storage Facilities | | | |
| PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. | | DTS/DPF 5.1 None are applicable. | |
| PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV. | | DTS/DPF 5.2 None are applicable. | |
| PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts. | | DTS/DPF 5.3 None are applicable. | |
| Telecommunication Facilities | | | |
| PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity. | | DTS/DPF 6.1 None are applicable. | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|---|
| PO 6.2 | Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity. | DTS/DPF 6.2 | None are applicable. |
| PO 6.3 | Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. | DTS/DPF 6.3 | None are applicable. |
| Renewable Energy Facilities | | | |
| PO 7.1 | Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure. | DTS/DPF 7.1 | None are applicable. |
| Renewable Energy Facilities (Wind Farm) | | | |
| PO 8.1 | Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation. | DTS/DPF 8.1 | Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation |
| PO 8.2 | The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. | DTS/DPF 8.2 | None are applicable. |
| 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 markers to minimise the risk to aircraft operations. | DTS/DPF 8.4 | No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable. |
| PO 8.5 | Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes. | DTS/DPF 8.5 | None are applicable. |
| Renewable Energy Facilities (Solar Power) | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| <div>PO 9.1</div> <div>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</div> | <div>DTS/DPF 9.1</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--------------------------------------|---------------------------------|--|---------------------------------|--|-------|-------|-----|------|-----|-----------|------------|-----|------|-------|----------|--------------|-----|------|-----|---------|---------------|-----|------|------|-----------|-------------|-----|------|------|--------|--------|----|------|-----|
| <div>PO 9.2</div> <div>Ground mounted solar power facilities allow for movement of wildlife by:<div><div>(a)</div>incorporating wildlife corridors and habitat refuges<div>(b)</div>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.</div></div> | <div>DTS/DPF 9.2</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 9.3</div> <div>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</div> | <div>DTS/DPF 9.3</div> <div>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</div> <table><tr><th>Generation Capacity</th><th>Approximate size of array</th><th>Setback from adjoining land boundary</th><th>Setback from conservation areas</th><th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th></tr><tr><td>50MW></td><td>80ha+</td><td>30m</td><td>500m</td><td>2km</td></tr><tr><td>10MW<50MW</td><td>16ha-<80ha</td><td>25m</td><td>500m</td><td>1.5km</td></tr><tr><td>5MW<10MW</td><td>8ha to <16ha</td><td>20m</td><td>500m</td><td>1km</td></tr><tr><td>1MW<5MW</td><td>1.6ha to <8ha</td><td>15m</td><td>500m</td><td>500m</td></tr><tr><td>100kW<1MW</td><td>0.5ha<1.6ha</td><td>10m</td><td>500m</td><td>100m</td></tr><tr><td><100kW</td><td><0.5ha</td><td>5m</td><td>500m</td><td>25m</td></tr></table> <div>Notes:<div>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</div></div> | Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | 50MW> | 80ha+ | 30m | 500m | 2km | 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | <100kW | <0.5ha | 5m | 500m | 25m |
| Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50MW> | 80ha+ | 30m | 500m | 2km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <100kW | <0.5ha | 5m | 500m | 25m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 9.4</div> <div>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.</div> | <div>DTS/DPF 9.4</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hydropower / Pumped Hydropower Facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 10.1</div> <div>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</div> | <div>DTS/DPF 10.1</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 10.2</div> <div>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.</div> | <div>DTS/DPF 10.2</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 10.3</div> | <div>DTS/DPF 10.3</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future. | | None are applicable. | |
| Water Supply | | | |
| PO 11.1 | 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: <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling. |
| Wastewater Services | | | |
| PO 12.1 | Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. | DTS/DPF 12.1 | Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011. |
| PO 12.2 | Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | DTS/DPF 12.2 | Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. |
| Temporary Facilities | | | |
| PO 13.1 | In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter. | DTS/DPF 13.1 | A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated. |
| PO 13.2 | Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact. | DTS/DPF 13.2 | None are applicable. |

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Siting and Design | |
| PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership. |
| PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public. | DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads. |
| Waste | |
| PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. | DTS/DPF 2.1 None are applicable. |
| Soil and Water Protection | |
| PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: | DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|--|
| (a) | public water supply reservoirs | (b) | 200m or more from a major watercourse (third order or higher stream) |
| (b) | major watercourses (third order or higher stream) | (c) | 100m or more from any other watercourse, bore or well used for domestic or stock water supplies. |
| (c) | any other watercourse, bore or well used for domestic or stock water supplies. | | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: | | None are applicable. | |
| (a) | have sufficient capacity to hold effluent and runoff from the operations on site | | |
| (b) | ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. | | |

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | | | |
|---|--|---|--|----------------------|--------------------|-----------------|--|--------|--|-----------------------------|------------------------------|
| General Land Use Compatibility | | | | | | | | | | | |
| PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone. | | DTS/DPF 1.1 None are applicable. | | | | | | | | | |
| 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. | | DTS/DPF 1.2 None are applicable. | | | | | | | | | |
| 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 measures to mitigate off-site impacts (b) the extent to which the development is desired in the zone (c) 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. | | DTS/DPF 2.1 Development operating within the following hours: <table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or</td><td>7am to 9pm, Monday to Friday</td></tr></table> | | Class of Development | Hours of operation | Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Shop, other than any one or | 7am to 9pm, Monday to Friday |
| Class of Development | Hours of operation | | | | | | | | | | |
| Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | | | |
| Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | | | |
| Shop, other than any one or | 7am to 9pm, Monday to Friday | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|---------------------------------|
| | | combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 8am to 5pm, Saturday and Sunday |
| Overshadowing | | | |
| PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. | | |
| PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 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/DPF 3.4 None are applicable. | | |
| Activities Generating Noise or Vibration | | | |
| PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria. | | |
| PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the 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 (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. | DTS/DPF 4.2 None are applicable. | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | |
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| PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. | | | | | | |
| PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment. | DTS/DPF 4.4 Adjacent land is used for residential purposes. | | | | | | |
| PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.5 None are applicable. | | | | | | |
| PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers. | DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: <table><tr><th>Assessment location</th><th>Music noise level</th></tr><tr><td>Externally at the nearest existing or envisaged noise sensitive location</td><td>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)</td></tr></table> | | | Assessment location | Music noise level | Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB) |
| Assessment location | Music noise level | | | | | | |
| Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB) | | | | | | |
| Air Quality | | | | | | | |
| PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers. | DTS/DPF 5.1 None are applicable. | | | | | | |
| PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. | DTS/DPF 5.2 None are applicable. | | | | | | |
| Light Spill | | | | | | | |
| PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 6.1 None are applicable. | | | | | | |
| PO 6.2 External lighting is not hazardous to motorists and cyclists. | DTS/DPF 6.2 None are applicable. | | | | | | |
| Solar Reflectivity / Glare | | | | | | | |
| | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 7.1 | Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare. | DTS/DPF 7.1 | None are applicable. |
| Electrical Interference | | | |
| PO 8.1 | Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference. | DTS/DPF 8.1 | The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable. |
| Interface with Rural Activities | | | |
| PO 9.1 | Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.2 | None are applicable. |
| PO 9.3 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.3 | Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership. |
| PO 9.4 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities. | DTS/DPF 9.4 | Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership. |
| PO 9.5 | Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities. | DTS/DPF 9.5 | Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes. |
| PO 9.6 | Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities. | DTS/DPF 9.6 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 9.7 | Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques. | DTS/DPF 9.7 | None are applicable. |
| Interface with Mines and Quarries (Rural and Remote Areas) | | | |
| PO 10.1 | Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration. | DTS/DPF 10.1 | Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> . |

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | <p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. |

Performance 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 configuration | |
| PO 1.1 | DTS/DPF 1.1 |
| Land division creates allotments suitable for their intended use. | <p>Division of land satisfies (a) or (b):</p> <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. |
| PO 1.2 | 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 and Layout | |
| PO 2.1 | DTS/DPF 2.1 |
| Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls. | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 2.2 | Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Land division maximises the number of allotments that face public open space and public streets. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services. | DTS/DPF 2.5 | None are applicable. |
| PO 2.6 | Land division results in watercourses being retained within open space and development taking place on land not subject to flooding. | DTS/DPF 2.6 | None are applicable. |
| PO 2.7 | Land division results in legible street patterns connected to the surrounding street network. | DTS/DPF 2.7 | None are applicable. |
| PO 2.8 | Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees. | DTS/DPF 2.8 | None are applicable. |
| Roads and Access | | | |
| PO 3.1 | Land division provides allotments with access to an all-weather public road. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | DTS/DPF 3.2 | None are applicable. |
| PO 3.3 | Land division does not impede access to publicly owned open space and/or recreation facilities. | DTS/DPF 3.3 | None are applicable. |
| PO 3.4 | Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles. | DTS/DPF 3.4 | None are applicable. |
| PO 3.5 | Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. | DTS/DPF 3.5 | None are applicable. |
| PO 3.6 | | DTS/DPF 3.6 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Road reserves accommodate stormwater drainage and public utilities. | | None are applicable. | |
| PO 3.7 | | DTS/DPF 3.7 | |
| Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites. | | None are applicable. | |
| PO 3.8 | | DTS/DPF 3.8 | |
| Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network. | | None are applicable. | |
| PO 3.9 | | DTS/DPF 3.9 | |
| Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes. | | None are applicable. | |
| PO 3.10 | | DTS/DPF 3.10 | |
| Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. | | None are applicable. | |
| Infrastructure | | | |
| PO 4.1 | | DTS/DPF 4.1 | |
| Land division incorporates public utility services within road reserves or dedicated easements. | | None are applicable. | |
| PO 4.2 | | DTS/DPF 4.2 | |
| Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment. | | Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards. | |
| PO 4.3 | | 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. | |
| PO 4.5 | | DTS/DPF 4.5 | |
| Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment. | | None are applicable. | |
| PO 4.6 | | DTS/DPF 4.6 | |
| Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature. | | None are applicable. | |
| Minor Land Division (Under 20 Allotments) | | | |
| Open Space | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 5.1 | Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space. | DTS/DPF 5.1 | None are applicable. |
| Solar Orientation | | | |
| PO 6.1 | Land division for residential purposes facilitates solar access through allotment orientation. | DTS/DPF 6.1 | None are applicable. |
| Water Sensitive Design | | | |
| PO 7.1 | Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 7.2 | None are applicable. |
| Battle-Axe Development | | | |
| PO 8.1 | Battle-axe development appropriately responds to the existing neighbourhood context. | DTS/DPF 8.1 | Allotments are not in the form of a battle-axe arrangement. |
| PO 8.2 | Battle-axe development designed to allow safe and convenient movement. | DTS/DPF 8.2 | The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m. |
| PO 8.3 | Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 8.3 | Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre. |
| PO 8.4 | Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 8.4 | Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Major Land Division (20+ Allotments) | | | |
| Open Space | | | |
| PO 9.1 | Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation. | DTS/DPF 9.2 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|------------------------|---|---|----------------------|
| PO 9.3 | Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities. | DTS/DPF 9.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 10.1 | Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 10.1 | None are applicable. |
| PO 10.2 | Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 10.2 | None are applicable. |
| Solar Orientation | | | |
| PO 11.1 | Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions. | DTS/DPF 11.1 | None are applicable. |

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Navigation and Safety | |
| PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 The operation of wharves is not impaired by marinas and on-water structures. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Navigation and access channels are not impaired by marinas and on-water | DTS/DPF 1.3 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--------------------------|--|---|---|
| structures. | | | |
| PO 1.4 | Commercial shipping lanes are not impaired by marinas and on-water structures. | DTS/DPF 1.4 | Marinas and on-water structures are set back 250m or more from commercial shipping lanes. |
| PO 1.5 | Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station. | DTS/DPF 1.5 | On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points. |
| PO 1.6 | Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures. | DTS/DPF 1.6 | None are applicable. |
| Environmental Protection | | | |
| PO 2.1 | Development is sited and designed to facilitate water circulation and exchange. | DTS/DPF 2.1 | None are applicable. |

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 | DTS/DPF 1.2 |
| 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/DPF 2.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility. | | None are applicable. | |
| PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places. | | DTS/DPF 2.2 None are applicable. | |
| PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities. | | DTS/DPF 2.3 None are applicable. | |
| Pedestrians and Cyclists | | | |
| PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points. | | DTS/DPF 3.1 None are applicable. | |
| Usability | | | |
| PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation. | | DTS/DPF 4.1 None are applicable. | |
| Safety and Security | | | |
| PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible. | | DTS/DPF 5.1 None are applicable. | |
| PO 5.2 Play equipment is located to maximise opportunities for passive surveillance. | | DTS/DPF 5.2 None are applicable. | |
| PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park. | | DTS/DPF 5.3 None are applicable. | |
| PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment. | | DTS/DPF 5.4 None are applicable. | |
| PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities. | | DTS/DPF 5.5 None are applicable. | |
| PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits. | | DTS/DPF 5.6 None are applicable. | |
| Signage | | | |
| PO 6.1 Signage is provided at entrances to and within the open space and recreation | | DTS/DPF 6.1 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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. | | | |
| Buildings and Structures | | | |
| PO 7.1 | | DTS/DPF 7.1 | |
| Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive. | | None are applicable. | |
| PO 7.2 | | DTS/DPF 7.2 | |
| Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open. | | None are applicable. | |
| PO 7.3 | | DTS/DPF 7.3 | |
| Development in open space is constructed to minimise the extent of impervious surfaces. | | None are applicable. | |
| PO 7.4 | | DTS/DPF 7.4 | |
| Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve. | | None are applicable. | |
| Landscaping | | | |
| PO 8.1 | | DTS/DPF 8.1 | |
| Open space and recreation facilities provide for the planting and retention of large trees and vegetation. | | None are applicable. | |
| PO 8.2 | | DTS/DPF 8.2 | |
| Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas. | | None are applicable. | |
| PO 8.3 | | DTS/DPF 8.3 | |
| Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity. | | None are applicable. | |
| PO 8.4 | | DTS/DPF 8.4 | |
| Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable. | | None are applicable. | |

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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/DPF 1.2 None are applicable. | |

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|--|---|----------------------|
| PO 3.1 | Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding. | DTS/DPF 3.2 | None are applicable. |

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer 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)

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

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| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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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 |
|---|---|
| General | |
| PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact. | DTS/DPF 1.2 None are applicable. |
| Caravan and Tourist Parks | |
| PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors. | DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation. |
| PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality. | DTS/DPF 2.4 None are applicable. |
| PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development. | DTS/DPF 2.5 None are applicable. |
| PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations. | DTS/DPF 2.6 None are applicable. |
| Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972 | |
| PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire). | DTS/DPF 3.1 None are applicable. |
| PO 3.2 | DTS/DPF 3.2 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided. | None are applicable. |
| PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved. | DTS/DPF 3.3 None are applicable. |
| PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. | DTS/DPF 3.4 None are applicable. |

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. | | | |
| Sightlines | | | |
| PO 2.1 | | DTS/DPF 2.1 | |
| Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians. | | None are applicable. | |
| PO 2.2 | | DTS/DPF 2.2 | |
| Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | | None are applicable. | |
| Vehicle Access | | | |
| PO 3.1 | | DTS/DPF 3.1 | |
| Safe and convenient access minimises impact or interruption on the operation of public roads. | | The access is: | |
| | | (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or | |
| | | (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | | None are applicable. | |
| PO 3.3 | | DTS/DPF 3.3 | |
| Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use. | | None are applicable. | |
| PO 3.4 | | DTS/DPF 3.4 | |
| Access points are sited and designed to minimise any adverse impacts on neighbouring properties. | | None are applicable. | |
| PO 3.5 | | DTS/DPF 3.5 | |
| 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: | |
| | | (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner | |
| | | (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance | |
| | | (iii) 6m or more from the tangent point of an intersection of 2 or more roads | |
| | | (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. | |
| PO 3.6 | | DTS/DPF 3.6 | |
| Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate). | | 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 | |

| Policy 24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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 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. | | DTS/DPF 3.8 None are applicable. | |
| PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads. | | DTS/DPF 3.9 None are applicable. | |
| 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. | | DTS/DPF 4.1 None are applicable. | |
| Vehicle Parking Rates | | | |
| PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. | | DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. | |
| Vehicle Parking Areas | | | |
| PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another. | | DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road. | |
| PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like. | | DTS/DPF 6.2 None are applicable. | |
| PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points. | | DTS/DPF 6.3 None are applicable. | |
| PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient. | | DTS/DPF 6.4 None are applicable. | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|---|
| PO 6.5 | Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users. | DTS/DPF 6.5 | None are applicable. |
| PO 6.6 | Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site. | DTS/DPF 6.6 | Loading areas and designated parking spaces are wholly located within the site. |
| PO 6.7 | On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times. | DTS/DPF 6.7 | None are applicable. |
| Undercroft and Below Ground Garaging and Parking of Vehicles | | | |
| PO 7.1 | Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles. | DTS/DPF 7.1 | None are applicable. |
| Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks | | | |
| PO 8.1 | Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement. | DTS/DPF 8.2 | None are applicable. |
| Bicycle Parking in Designated Areas | | | |
| PO 9.1 | The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode. | DTS/DPF 9.1 | Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements. |
| PO 9.2 | Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft. | DTS/DPF 9.2 | None are applicable. |
| PO 9.3 | Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport. | DTS/DPF 9.3 | None are applicable. |
| Corner Cut-Offs | | | |
| PO 10.1 | Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1 | Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: |

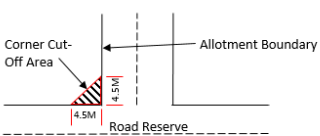
| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | |  | |
| Heavy Vehicle Parking | | | |
| PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads. | | DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: <ul style="list-style-type: none"> (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parked on the allotment at any time (e) the vehicle parking area achieves the following setbacks: <ul style="list-style-type: none"> (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: <ul style="list-style-type: none"> (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property. | |
| PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | | DTS/DPF 11.2 Heavy vehicles: <ul style="list-style-type: none"> (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator). | |
| PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads. | | DTS/DPF 11.3 None are applicable. | |

Table 1 - General Off-Street Car Parking Requirements

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

| Class of Development | Car Parking Rate (unless varied by Table 2 onwards) |
|-------------------------|---|
| | <p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p> |
| Residential Development | |
| Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Group Dwelling | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. 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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|---|--|
| Residential Flat Building | 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. 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. |
| Row Dwelling where vehicle access is from the primary street | 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded) | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Semi-Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Aged / Supported Accommodation | |
| Retirement facility | 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. |
| Supported accommodation | 0.2 spaces per dwelling for visitor parking. 0.3 spaces per bed. |
| Residential Development (Other) | |
| Ancillary accommodation | No additional requirements beyond those associated with the main dwelling. |
| Residential park | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. 0.3 spaces per bed. |
| Student accommodation | 0.3 spaces per bed. |
| Workers' accommodation | 0.5 spaces per bed plus 0.2 spaces per bed for visitor parking. |
| Tourist | |
| Caravan and tourist park | Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin. |
| Tourist accommodation other than a caravan and tourist park | 1 car parking space per accommodation unit / guest room. |
| Commercial Uses | |
| Auction room/ depot | 1 space per 100m2 of building floor area plus an additional 2 spaces. |
| Automotive collision repair | 3 spaces per service bay. |
| Motor repair station | 3 spaces per service bay. |
| Office | For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area. |
| Retail fuel outlet | 3 spaces per 100m2 gross leasable floor area. |
| Service trade premises | 2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes. |
| Shop (no commercial kitchen) | 5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Shop (in the form of a bulky goods outlet) | 2.5 spaces per 100m2 of gross leasable floor area. |
| Shop (in the form of a restaurant or involving a commercial kitchen) | Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 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 | |
| Community facility | For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area. |
| Educational facility | 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 |

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|-------------------------------------|---|
| Place of worship | time. |
| Child care facility | 1 space for every 3 visitor seats. |
| | For a child care centre, 0.25 spaces per child |
| | In all other cases, 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. |
| Hospital | 4.5 spaces per bed for a public hospital. |
| | 1.5 spaces per bed for a private hospital. |
| Recreational and Entertainment Uses | |
| Cinema complex | 0.2 spaces per seat. |
| Concert hall / theatre | 0.2 spaces per seat. |
| Hotel | 1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant. |
| Indoor recreation facility | 6.5 spaces per 100m ² of total floor area for a Fitness Centre |
| | 4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities. |
| Industry/Employment Uses | |
| Fuel depot | 1.5 spaces per 100m ² total floor area |
| | 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes. |
| Industry | 1.5 spaces per 100m ² of total floor area. |
| Store | 0.5 spaces per 100m ² of total floor area. |
| Timber yard | 1.5 spaces per 100m ² of total floor area |
| | 1 space per 100m ² of outdoor area used for display purposes. |
| Warehouse | 0.5 spaces per 100m ² total floor area. |
| Other Uses | |
| Funeral Parlour | 1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour. |
| Radio or Television Station | 5 spaces per 100m ² of total building floor area. |

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|--|--|
| | | | Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Non-residential development excluding tourist accommodation | 3 spaces per 100m2 of gross leasable floor area. | 6 spaces per 100m2 of gross leasable floor area. | Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone |
| Non-residential development excluding tourist accommodation | 3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop | 3 spaces per 100 square metres of gross leasable floor area | Urban Neighbourhood Zone in Bowden |
| Tourist accommodation | 1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms | 1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms | City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential development | | | |
| Residential component of a multi-storey building | Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking. | None specified. | City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| | | | Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential component of a multi-storey building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| 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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential flat building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Row dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Semi-detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |

Table 3 - Off-Street Bicycle Parking Requirements

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

| Class of Development | Bicycle Parking Rate | | | | | | | |
|--|---|-----------------|----------------------------|--|--|-----------|------------------|--|
| | Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type. | | | | | | | |
| Consulting room | 1 space per 20 employees plus 1 space per 20 consulting rooms for customers. | | | | | | | |
| Educational facility | For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students. | | | | | | | |
| Hospital | 1 space per 15 beds plus 1 space per 30 beds for visitors. | | | | | | | |
| Indoor recreation facility | 1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors. | | | | | | | |
| Licensed Premises | 1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area. | | | | | | | |
| Office | 1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors. | | | | | | | |
| Child care facility | 1 space per 20 full time employees plus 1 space per 40 full time children. | | | | | | | |
| Recreation area | 1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers. | | | | | | | |
| Residential flat building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors. | | | | | | | |
| Residential component of a multi-storey building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors. | | | | | | | |
| Shop | 1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers. | | | | | | | |
| Tourist accommodation | 1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors. | | | | | | | |
| Schedule to Table 3 | <table><tr><th>Designated Area</th><th>Relevant part of the State</th></tr><tr><td colspan="2">The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</td></tr><tr><td>All zones</td><td>City of Adelaide</td></tr></table> | 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 | |
| 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 | | | | | | | |

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|----------|---|-----------------------|
| | Business Neighbourhood Zone 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 | Metropolitan Adelaide |

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources. | | Wastewater lagoons are set back 50m or more from watercourse banks. | |
| <p>PO 2.3</p> <p>Wastewater lagoons are designed and sited to:</p> <p>(a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.</p> | | <p>DTS/DPF 2.3</p> <p>None are applicable.</p> | |
| <p>PO 2.4</p> <p>Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.</p> | | <p>DTS/DPF 2.4</p> <p>Waste operations areas are set back 100m or more from watercourse banks.</p> | |
| Amenity | | | |
| <p>PO 3.1</p> <p>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.</p> | | <p>DTS/DPF 3.1</p> <p>None are applicable.</p> | |
| <p>PO 3.2</p> <p>Access routes to waste treatment and management facilities via residential streets is avoided.</p> | | <p>DTS/DPF 3.2</p> <p>None are applicable.</p> | |
| <p>PO 3.3</p> <p>Litter control measures minimise the incidence of windblown litter.</p> | | <p>DTS/DPF 3.3</p> <p>None are applicable.</p> | |
| <p>PO 3.4</p> <p>Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.</p> | | <p>DTS/DPF 3.4</p> <p>None are applicable.</p> | |
| Access | | | |
| <p>PO 4.1</p> <p>Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.</p> | | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> | |
| <p>PO 4.2</p> <p>Suitable access for emergency vehicles is provided to and within waste treatment or management sites.</p> | | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> | |
| Fencing and Security | | | |
| <p>PO 5.1</p> <p>Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.</p> | | <p>DTS/DPF 5.1</p> <p>Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.</p> | |
| Landfill | | | |
| <p>PO 6.1</p> <p>Landfill gas emissions are managed in an environmentally acceptable manner.</p> | | <p>DTS/DPF 6.1</p> <p>None are applicable.</p> | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------------|--|---|---|
| PO 6.2 | Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 6.2 | Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone. |
| PO 6.3 | Landfill facilities are located on land that is not subject to land slip. | DTS/DPF 6.3 | None are applicable. |
| PO 6.4 | Landfill facilities are separated from areas subject to flooding. | DTS/DPF 6.4 | Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Organic Waste Processing Facilities | | | |
| PO 7.1 | Organic waste processing facilities are separated from the coast to avoid potential environment harm. | DTS/DPF 7.1 | Organic waste processing facilities are set back 500m or more from the coastal high water mark. |
| PO 7.2 | Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 7.3 | Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone. |
| PO 7.4 | Organic waste processing facilities are located on land that is not subject to land slip. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Organic waste processing facilities separated from areas subject to flooding. | DTS/DPF 7.5 | Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Major Wastewater Treatment Facilities | | | |
| PO 8.1 | Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 8.2 | None are applicable. |

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers. | DTS/DPF 1.4 None are applicable. |

Admin - No criteria applies to this land use

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

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

14 SHEPHERDSON RD PARAFIELD GARDENS SA 5107

Address:

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

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

Property Zoning Details

Zone

General Neighbourhood

Overlay

Airport Building Heights (Regulated) (All structures over 45 metres)
Affordable Housing
Building Near Airfields
Defence Aviation Area (All structures over 90 metres)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Tree Canopy

Selected Development(s)

Fence

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Fence - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| 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 |

Page 1 of 7

Printed on 9/1/2023

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|----------|---|
| | compromising residential amenity. |

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development (Column A) | Exceptions (Column B) |
|--|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by: (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 (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building (e) retirement facility (f) student accommodation (g) supported accommodation. | Except development that: 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). |
| 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 |

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|--|--|--|--|
| | | (b) 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). | |
| 5. Any development involving any of the following (or of any combination of any of the following): | | None specified. | |
| (a) air handling unit, air conditioning system or exhaust fan | | | |
| (b) carport | | | |
| (c) deck | | | |
| (d) fence | | | |
| (e) internal building works | | | |
| (f) land division | | | |
| (g) outbuilding | | | |
| (h) pergola | | | |
| (i) private bushfire shelter | | | |
| (j) recreation area | | | |
| (k) replacement building | | | |
| (l) retaining wall | | | |
| (m) shade sail | | | |
| (n) solar photovoltaic panels (roof mounted) | | | |
| (o) swimming pool or spa pool and associated swimming pool safety features | | | |
| (p) temporary accommodation in an area affected by bushfire | | | |
| (q) tree damaging activity | | | |
| (r) verandah | | | |
| (s) water tank. | | | |
| 6. Alteration of or addition to any development involving the following (or of any combination of any of the following): | | Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5. | |
| (a) child care facility | | | |
| (b) community facility | | | |
| (c) educational facility. | | | |
| 7. Demolition. | | Except any of the following: | |
| | | 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) | |
| | | 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). | |
| 8. Railway line. | | Except where located outside of a rail corridor or rail reserve. | |
| Placement of Notices - Exemptions for Performance Assessed Development | | | |
| None specified. | | | |
| Placement of Notices - Exemptions for Restricted Development | | | |
| None specified. | | | |

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Built Form | |
| PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> . |

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

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 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

Policy24

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Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| All Development | |
| Fences and walls | |
| PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | DTS/DPF 9.1 None are applicable. |

Transport, Access and Parking

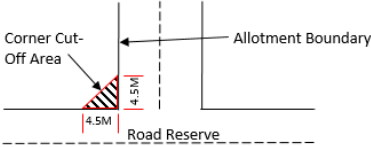
Assessment Provisions (AP)

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 |
|---------------------|---|
| Sightlines | |
| PO 2.2 | DTS/DPF 2.2 |

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|---|---|
| Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | None are applicable. |
| Corner Cut-Offs | |
| <p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p> | <p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p>  |

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14 SHEPHERDSON RD PARAFIELD GARDENS SA 5107

Address:

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

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



Property Zoning Details

Zone

General Neighbourhood

Overlay

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

Affordable Housing

Building Near Airfields

Defence Aviation Area (All structures over 90 metres)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Traffic Generating Development

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

• Brush fence

• Building alterations

• Building work on railway land

• Carport

• Excavation

• Filling of land

• Ground intruding activity

• Outbuilding

• Partial demolition of a building or structure

• Private bushfire shelter

• Shade sail

• Solar photovoltaic panels (roof mounted)

• Swimming pool or spa pool and associated swimming pool safety features

• Verandah

• Water tank (above ground)

• Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

• Ancillary accommodation

• Carport

• Deck

• 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 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.

• Land division

• 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

• Deck

• Demolition

• Detached dwelling

• Dwelling addition

Page 1 of 107

Printed on 9/1/2023

Item 8.1.1 - Attachment 4 - Extract of Planning and Design Code - Extract 1 September 2023

Page 303
Council Assessment Panel Agenda - 24 October 2023

City of Salisbury

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
- 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.

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| 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. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Land Use and Intensity | |
| PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Child care facility (c) Community facility (d) Consulting room (e) Dwelling (f) Educational facility (g) Office (h) Place of Worship (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Shop (m) Student accommodation (n) Supported accommodation |
| PO 1.2 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: <ul style="list-style-type: none"> (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. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 | DTS/DPF 1.3 |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | None are applicable. | | | | | | | | | | | | | | | | | | |
|--|---|--|--|---------------------------------|--|--|--|------------------------|-------------------|----|--|-------------------|---------------|----------------|---|-------------|---|---|-------------|
| <div><div>PO 1.4</div><div>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</div></div> | <div><div>DTS/DPF 1.4</div><div>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</div><div><div>(a)</div><div>it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<div><div>(i)</div><div>does not exceed 50m² gross leasable floor area</div><div>(ii)</div><div>does not involve the display of goods in a window or about the dwelling or its curtilage</div></div></div><div><div>(b)</div><div>it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:<div><div>(i)</div><div>the building is a State or Local Heritage Place</div><div>(ii)</div><div>is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes</div></div></div><div><div>(c)</div><div>is located more than 500m from an Activity Centre and satisfies one of the following:<div><div>(i)</div><div>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</div><div>(ii)</div><div>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</div></div></div><div><div>(d)</div><div>the development site abuts an Activity Centre and all the following are satisfied:<div><div>(i)</div><div>it does not exceed 200m² gross leasable floor area (individually or combined, in a single building)</div><div>(ii)</div><div>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:<div><div>A.</div><div>50% of the existing gross leasable floor area within the Activity Centre</div><div>B.</div><div>1000m².</div></div></div></div></div></div></div></div></div></div> | | | | | | | | | | | | | | | | | | |
| <div><div>PO 1.5</div><div>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</div></div> | <div><div>DTS/DPF 1.5</div><div>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:</div><div><div>(a)</div><div>set back at least 3m from any boundary shared with a residential land use</div><div>(b)</div><div>building height not exceeding 1 building level</div><div>(c)</div><div>the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</div><div>(d)</div><div>off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</div></div></div> | | | | | | | | | | | | | | | | | | |
| Site Dimensions and Land Division | | | | | | | | | | | | | | | | | | | |
| <div><div>PO 2.1</div><div>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.</div></div> | <div><div>DTS/DPF 2.1</div><div>Development will not result in more than 1 dwelling on an existing allotment</div><div>or</div><div>Allotments/sites for residential purposes accord with the following:</div><table><tr><th>Dwelling Type</th><th>Minimum site/allotment area per dwelling</th><th>Minimum site/allotment frontage</th></tr><tr><td>Detached dwelling (not in a terrace arrangement)</td><td>300m² (exclusive of any battle-axe allotment 'handle')</td><td>9m where not on a battle-axe site 5m where on a battle-axe site</td></tr><tr><td>Semi-detached dwelling</td><td>300m²</td><td>9m</td></tr><tr><td>Row dwelling (or detached dwelling in a terrace arrangement)</td><td>250m²</td><td>7m (averaged)</td></tr><tr><td>Group dwelling</td><td>300m² (average, including common areas)</td><td>15m (total)</td></tr><tr><td>Dwelling within a residential flat building</td><td>300m² (average, including common areas)</td><td>15m (total)</td></tr></table></div> | Dwelling Type | Minimum site/allotment area per dwelling | Minimum site/allotment frontage | Detached dwelling (not in a terrace arrangement) | 300m ² (exclusive of any battle-axe allotment 'handle') | 9m where not on a battle-axe site 5m where on a battle-axe site | Semi-detached dwelling | 300m ² | 9m | Row dwelling (or detached dwelling in a terrace arrangement) | 250m ² | 7m (averaged) | Group dwelling | 300m ² (average, including common areas) | 15m (total) | Dwelling within a residential flat building | 300m ² (average, including common areas) | 15m (total) |
| Dwelling Type | Minimum site/allotment area per dwelling | Minimum site/allotment frontage | | | | | | | | | | | | | | | | | |
| Detached dwelling (not in a terrace arrangement) | 300m ² (exclusive of any battle-axe allotment 'handle') | 9m where not on a battle-axe site 5m where on a battle-axe site | | | | | | | | | | | | | | | | | |
| Semi-detached dwelling | 300m ² | 9m | | | | | | | | | | | | | | | | | |
| Row dwelling (or detached dwelling in a terrace arrangement) | 250m ² | 7m (averaged) | | | | | | | | | | | | | | | | | |
| Group dwelling | 300m ² (average, including common areas) | 15m (total) | | | | | | | | | | | | | | | | | |
| Dwelling within a residential flat building | 300m ² (average, including common areas) | 15m (total) | | | | | | | | | | | | | | | | | |
| <div><div>PO 2.2</div><div>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</div></div> | <div><div>DTS/DPF 2.2</div><div>Where the site of a dwelling does not comprise an entire allotment:</div><div><div>(a)</div><div>the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1</div></div></div> | | | | | | | | | | | | | | | | | | |

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| | | such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback | |
| | | (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table | |
| 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. | | DTS/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 building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street. | |
| Boundary Walls | | | |
| PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | | DTS/DPF 7.1 Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3m in wall height (ii) 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 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | | DTS/DPF 7.2 Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site. | |
| Side boundary setback | | | |
| PO 8.1 Building walls are set back from side boundaries to provide: (a) separation between buildings in a way that contributes to a suburban character and (b) access to natural light and ventilation for neighbours. | | DTS/DPF 8.1 Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. | |
| Rear boundary setback | | | |
| PO 9.1 Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide: (a) separation between buildings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. | | DTS/DPF 9.1 Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: (a) if the size of the site is less than 301m2— (i) 3m in relation to the ground floor of the building (ii) 5m in relation to any other building level of the building (b) if the size of the site is 301m2 or more— (i) 4m in relation to the ground floor of the building (ii) 6m in relation to any other building level of the building. | |
| Concept Plans | | | |
| 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 | | DTS/DPF 10.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: | |

Policy24

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| staging of development and provision of infrastructure. | | 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. | | | | | | | | | | | |
|---|----------------------------|--|--|--|----------------------------|------|-----|---------|-----|---------|-----|------|-----|
| Ancillary Buildings and Structures | | | | | | | | | | | | | |
| <div>PO 11.1</div> <div>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</div> | | <div>DTS/DPF 11.1</div> <div>Ancillary buildings:</div> <div>(a) are ancillary to a dwelling erected on the same site</div> <div>(b) have a floor area not exceeding 60m2</div> <div>(c) are not constructed, added to or altered so that any part is situated:<div>(i) in front of any part of the building line of the dwelling to which it is ancillary or</div><div>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div> <div>(d) in the case of a garage or carport, the garage or carport:<div>(i) is set back at least 5.5m from the boundary of the primary street</div><div>(ii) have a door / opening not exceeding:<div>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</div><div>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</div></div></div> <div>(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:<div>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</div><div>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</div></div> <div>(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</div> <div>(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</div> <div>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</div> <div>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</div> <div>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</div> <div>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</div> <div>(l) a total area as determined by the following table:</div> <table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> | | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | | | |
| 201-450 | 20% | | | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | | | |

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

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | | | | | | | |
|--|---|----------------|------------|--------|------|--------|------|
| <div>PO 11.2</div> <div>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.</div> | <div>DTS/DPF 11.2</div> <div>Ancillary buildings and structures do not result in:</div> <div><div>(a)</div><div>less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</div></div> <div><div>(b)</div><div>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.</div></div> | | | | | | |
| <div>PO 11.3</div> <div>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</div> | <div>DTS/DPF 11.3</div> <div>Non-residential ancillary buildings and structures:</div> <div><div>(a)</div><div>are ancillary and subordinate to an existing non-residential use on the same site</div></div> <div><div>(b)</div><div>have a floor area not exceeding the following:</div><table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table></div> <div><div>(c)</div><div>are not constructed, added to or altered so that any part is situated:<div><div>(i)</div><div>in front of any part of the building line of the main building to which it is ancillary or</div></div><div><div>(ii)</div><div>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div></div> <div><div>(d)</div><div>in the case of a garage or carport, the garage or carport:<div><div>(i)</div><div>is set back at least 5.5m from the boundary of the primary street</div></div></div></div> <div><div>(e)</div><div>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:<div><div>(i)</div><div>a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</div></div><div><div>(ii)</div><div>the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</div></div></div></div> <div><div>(f)</div><div>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</div></div> <div><div>(g)</div><div>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</div></div> <div><div>(h)</div><div>have a wall height (or post height) not exceeding 3m (and not including a gable end)</div></div> <div><div>(i)</div><div>have a roof height where no part of the roof is more than 5m above the natural ground level</div></div> <div><div>(j)</div><div>if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</div></div> | Allotment size | Floor area | ≤500m² | 60m² | >500m² | 80m² |
| Allotment size | Floor area | | | | | | |
| ≤500m² | 60m² | | | | | | |
| >500m² | 80m² | | | | | | |
| Advertisements | | | | | | | |
| <div>PO 12.1</div> <div>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</div> | <div>DTS/DPF 12.1</div> <div>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.</div> | | | | | | |

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development (Column A) | Exceptions (Column B) |
|------------------------------------|--------------------------|
|------------------------------------|--------------------------|

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building (e) retirement facility (f) student accommodation (g) supported accommodation. | Except development that: 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). |
| 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 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). |
| 5. 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) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. | None specified. |
| 6. Alteration of or addition to any development involving the following (or of any combination of any of the following): (a) child care facility (b) community facility (c) educational facility. | Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5. |
| 7. Demolition. | Except any of the following: |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|--|---|
| | | <ol style="list-style-type: none"> the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | | Except where located outside of a rail corridor or rail reserve. |
| Placement of Notices - Exemptions for Performance Assessed Development | | |
| None specified. | | |
| Placement of Notices - Exemptions for Restricted Development | | |
| None specified. | | |

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Division | |
| PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing. | DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings. |
| PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes. | DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: <ol style="list-style-type: none"> it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development. |
| PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration. | DTS/DPF 1.3 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| Built Form and Character | | | |
| PO 2.1 | | DTS/DPF 2.1 | |
| Affordable housing is designed to complement the design and character of residential development within the locality. | | None are applicable. | |
| Affordable Housing Incentives | | | |
| PO 3.1 | | 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. | |
| PO 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. | | <p>Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:</p> <ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development. | |
| Movement and Car Parking | | | |
| PO 4.1 | | DTS/DPF 4.1 | |
| Sufficient car parking is provided to meet the needs of occupants of affordable housing. | | <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> (a) 0.3 carpark per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p> | |

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from

Policy24 **P&D Code (in effect) - Version 2023.13 - 31/08/2023**

Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|--|---|
| <p>Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):</p> <p>(a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or</p> <p>(b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or</p> <p>(c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments</p> | Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> . | To provide direction on the conditions required to secure the provision of dwellings or allotments for 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)

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

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

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

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---------------------------------|---------------|---------------------|---------------------|
|---------------------------------|---------------|---------------------|---------------------|

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|---|
| Any of the following classes of development: | | | |
| (a) | building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i> | The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth. | To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities. |
| (b) | building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> . | | |
| | | 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)

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

Procedural Matters (PM) - Referrals

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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---------------|---|---------------------|
| 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 | |
|-----------------|--|
| DO 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Built Form | |
| PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> . |
| PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas. | DTS/DPF 1.2 Development does not include exhaust stacks. |

Procedural Matters (PM) - Referrals

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

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

Procedural Matters (PM) - Referrals

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

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

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 and Health | |
| <p>PO 1.1</p> <p>Regulated trees are retained where they:</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| <div><div>(a) make an important visual contribution to local character and amenity</div><div>(b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or</div><div>(c) provide an important habitat for native fauna.</div></div> | | | |
| <div><div>PO 1.2</div><div>Significant trees are retained where they:</div><div><div>(a) make an important contribution to the character or amenity of the local area</div><div>(b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species</div><div>(c) represent an important habitat for native fauna</div><div>(d) are part of a wildlife corridor of a remnant area of native vegetation</div><div>(e) are important to the maintenance of biodiversity in the local environment and / or</div><div>(f) form a notable visual element to the landscape of the local area.</div></div></div> | | <div><div>DTS/DPF 1.2</div><div>None are applicable.</div></div> | |
| <div><div>PO 1.3</div><div>A tree damaging activity not in connection with other development satisfies (a) and (b):</div><div><div>(a) tree damaging activity is only undertaken to:<div><div>(i) remove a diseased tree where its life expectancy is short</div><div>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like</div><div>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:<div><div>A. a Local Heritage Place</div><div>B. a State Heritage Place</div><div>C. a substantial building of value</div></div></div></div><div>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</div><div>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</div><div>(v) treat disease or otherwise in the general interests of the health of the tree and / or</div><div>(vi) maintain the aesthetic appearance and structural integrity of the tree</div></div><div>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</div></div></div> | | <div><div>DTS/DPF 1.3</div><div>None are applicable.</div></div> | |
| <div><div>PO 1.4</div><div>A tree-damaging activity in connection with other development satisfies all the following:</div><div><div>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</div><div>(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.</div></div></div> | | <div><div>DTS/DPF 1.4</div><div>None are applicable.</div></div> | |
| Ground work affecting trees | | | |
| <div><div>PO 2.1</div><div>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</div></div> | | <div><div>DTS/DPF 2.1</div><div>None are applicable.</div></div> | |
| Land Division | | | |
| <div><div>PO 3.1</div><div>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</div></div> | | <div><div>DTS/DPF 3.1</div><div>Land division where:<div><div>(a) there are no regulated or significant trees located within or adjacent to the plan of division or</div><div>(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.</div></div></div></div> | |

Procedural Matters (PM) - Referrals

Policy24 **P&D Code (in effect) - Version 2023.13 - 31/08/2023**

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | 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)

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

Procedural Matters (PM) - Referrals

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

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

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

Traffic Generating Development Overlay**Assessment Provisions (AP)****Desired Outcome (DO)**

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Traffic Generating Development | |
| PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network. | DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development. | DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network. | DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|----------|--|
| | (c) commercial development with a gross floor area of 10,000m ² or more (d) retail development with a gross floor area of 2,000m ² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (f) industry with a gross floor area of 20,000m ² or more (g) educational facilities with a capacity of 250 students or more. |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---------------------------|---|--|
| Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m ² or more (d) retail development with a gross floor area of 2,000m ² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (f) industry with a gross floor area of 20,000m ² or more (g) educational facilities with a capacity of 250 students or more. | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | |
|--|---|-------------------------|---|---|
| PO 1.1 Trees are planted or retained to contribute to an urban tree canopy. | DTS/DPF 1.1 | | | |
| | Tree planting is provided in accordance with the following: | | | |
| | Site size per dwelling (m ²) | | Tree size* and number required per dwelling | |
| | <450 | | 1 small tree | |
| | 450-800 | | 1 medium tree or 2 small trees | |
| | >800 | | 1 large tree or 2 medium trees or 4 small trees | |
| | *refer Table 1 Tree Size | | | |
| Table 1 Tree Size | | | | |
| Tree size | | Mature height (minimum) | Mature spread (minimum) | Soil area around tree within development site (minimum) |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | Small | 4 m | 2m | 10m ² and min. dimension of 1.5m | | | | | | | | | | | | | | | | | | | | |
|---|---|--|---|---|------------------------|--|--|--|------------------------------------|------------------------------------|--|--------------------------------|------|------|---|----------------------------------|-------|------|---|-----------------------------------|------|-----|---|---|
| | Medium | 6 m | 4 m | 30m ² and min. dimension of 2m | | | | | | | | | | | | | | | | | | | | |
| | Large | 12 m | 8m | 60m ² and min. dimension of 4m | | | | | | | | | | | | | | | | | | | | |
| | The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017. | | | | | | | | | | | | | | | | | | | | | | | |
| <table><tr><th colspan="4">Table 2 Tree Discounts</th></tr><tr><th>Retained tree height (Column A)</th><th>Retained tree spread (Column B)</th><th>Retained soil area around tree within development site (Column C)</th><th>Discount applied (Column D)</th></tr><tr><td>4-6m</td><td>2-4m</td><td>10m² and min. dimension of 1.5m</td><td>2 small trees (or 1 medium tree)</td></tr><tr><td>6-12m</td><td>4-8m</td><td>30m² and min. dimension of 3m</td><td>2 medium trees (or 4 small trees)</td></tr><tr><td>>12m</td><td>>8m</td><td>60m² and min. dimension of 6m</td><td>2 large trees (or 4 medium trees, or 8 small trees)</td></tr></table> | | | | | Table 2 Tree Discounts | | | | Retained tree height (Column A) | Retained tree spread (Column B) | Retained soil area around tree within development site (Column C) | Discount applied (Column D) | 4-6m | 2-4m | 10m ² and min. dimension of 1.5m | 2 small trees (or 1 medium tree) | 6-12m | 4-8m | 30m ² and min. dimension of 3m | 2 medium trees (or 4 small trees) | >12m | >8m | 60m ² and min. dimension of 6m | 2 large trees (or 4 medium trees, or 8 small trees) |
| Table 2 Tree Discounts | | | | | | | | | | | | | | | | | | | | | | | | |
| Retained tree height (Column A) | Retained tree spread (Column B) | Retained soil area around tree within development site (Column C) | Discount applied (Column D) | | | | | | | | | | | | | | | | | | | | | |
| 4-6m | 2-4m | 10m ² and min. dimension of 1.5m | 2 small trees (or 1 medium tree) | | | | | | | | | | | | | | | | | | | | | |
| 6-12m | 4-8m | 30m ² and min. dimension of 3m | 2 medium trees (or 4 small trees) | | | | | | | | | | | | | | | | | | | | | |
| >12m | >8m | 60m ² and min. dimension of 6m | 2 large trees (or 4 medium trees, or 8 small trees) | | | | | | | | | | | | | | | | | | | | | |
| Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved. | | | | | | | | | | | | | | | | | | | | | | | | |

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

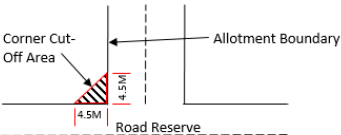
Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---|---|--|
| PO 1.5 | Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality. | DTS/DPF 1.5 | None are applicable. |
| Proliferation of Advertisements | | | |
| PO 2.1 | Proliferation of advertisements is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.1 | No more than one freestanding advertisement is displayed per occupancy. |
| PO 2.2 | Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness. | DTS/DPF 2.2 | Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure. |
| PO 2.3 | Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.3 | Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall. |
| Advertising Content | | | |
| PO 3.1 | Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness. | DTS/DPF 3.1 | Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement. |
| Amenity Impacts | | | |
| PO 4.1 | Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers. | DTS/DPF 4.1 | Advertisements do not incorporate any illumination. |
| Safety | | | |
| PO 5.1 | Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access. | DTS/DPF 5.1 | Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign. |
| PO 5.2 | Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination. | DTS/DPF 5.2 | No advertisement illumination is proposed. |
| PO 5.3 | Advertisements and/or advertising hoardings do not create a hazard to drivers by: <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal | DTS/DPF 5.3 | Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve |

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|---|---|--|--|
| (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. | (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. | 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 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. | DTS/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. | DTS/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 (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|--|---|---|
| PO 1.2 | Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 | None are applicable. |
| Horse Keeping | | | |
| PO 2.1 | Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour. | DTS/DPF 2.2 | Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment. |
| PO 2.3 | All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 2.3 | Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area. |
| PO 2.4 | To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse. | DTS/DPF 2.4 | Stables, horse shelters and associated yards are set back 50m or more from a watercourse. |
| PO 2.5 | Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff. | DTS/DPF 2.5 | Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10). |
| Kennels | | | |
| PO 3.1 | Kennel flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 3.1 | The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down. |
| PO 3.2 | Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. | DTS/DPF 3.2 | Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership. |
| PO 3.3 | Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour. | DTS/DPF 3.3 | Kennels are sited in association with a permanent dwelling on the land. |
| Wastes | | | |
| PO 4.1 | Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin. | DTS/DPF 4.1 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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 / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land-based Aquaculture | |
| PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers. | DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater. | DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters. | DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment. | DTS/DPF 1.5 None are applicable. |
| PO 1.6 | DTS/DPF 1.6 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission. | | The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . | |
| PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment. | | DTS/DPF 1.7 None are applicable. | |
| Marine Based Aquaculture | | | |
| PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. | | DTS/DPF 2.1 None are applicable. | |
| PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm. | | DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . | |
| PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters. | | DTS/DPF 2.3 The development does not include toilet facilities located over water. | |
| PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark. | | DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . | |
| PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. | | DTS/DPF 2.5 None are applicable. | |
| PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment. | | DTS/DPF 2.6 None are applicable. | |
| PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water | | DTS/DPF 2.7 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| <p>(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</p> <p>(d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.</p> | | | |
| <p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.</p> | | <p>DTS/DPF 2.8</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p> | |
| <p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p> | | <p>DTS/DPF 2.9</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p> | |
| <p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p> | | <p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p> | |
| <p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <p>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape</p> <p>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable</p> <p>(c) incorporating appropriate waste treatment and disposal.</p> | | <p>DTS/DPF 2.11</p> <p>The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.</p> | |
| Navigation and Safety | | | |
| <p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p> | | <p>DTS/DPF 3.1</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |
| <p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p> | | <p>DTS/DPF 3.2</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |
| Environmental Management | | | |
| <p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p> | | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> | |
| <p>PO 4.2</p> <p>Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.</p> | | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> | |
| <p>PO 4.3</p> <p>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</p> | | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> | |
| <p>PO 4.4</p> <p>Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent</p> | | <p>DTS/DPF 4.4</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| pollution of waters, wetlands, or the nearby coastline. | |

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Odour and Noise | |
| PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production. | DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser. |
| PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership. | DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours. |
| Water Quality | |
| PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources. | DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores. |
| PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a | DTS/DPF 2.2 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| manner to prevent pollution of water resources. | | | |
| PO 2.3 | Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems. | DTS/DPF 2.4 | None are applicable. |
| Wastewater Irrigation | | | |
| PO 3.1 | Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land. | DTS/DPF 3.2 | Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership. |
| PO 3.3 | Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: <ul style="list-style-type: none"> (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. | DTS/DPF 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 and Design | |
| PO 1.1 | DTS/DPF 1.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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 exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more. | |
| Buffers and Landscaping | | | |
| PO 2.1 | | 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. | |
| PO 2.2 | | DTS/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 4.1 | | 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 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | <p>One of the following is satisfied:</p> <p>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</p> |

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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. | |
| Safety | | | |
| PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable. | DTS/DPF 2.1 None are applicable. | | |
| PO 2.2 Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2 None are applicable. | | |
| PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 None are applicable. | | |
| PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 None are applicable. | | |
| PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 None are applicable. | | |
| Landscaping | | | |
| PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. | DTS/DPF 3.1 None are applicable. | | |
| PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species. | DTS/DPF 3.2 None are applicable. | | |
| Environmental Performance | | | |
| PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 None are applicable. | | |
| PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 None are applicable. | | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---|---|--|
| PO 4.3 | Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |
| PO 6.1 | Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1 | Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Carparking Appearance | | | |
| PO 7.1 | Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3 | None are applicable. |
| PO 7.4 | Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 | None are applicable. |
| PO 7.6 | Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 7.7 | Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 | None are applicable. |
| Earthworks and sloping land | | | |
| PO 8.1 | Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 | Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2 | Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). | DTS/DPF 8.2 | Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. |
| PO 8.3 | Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3 | None are applicable. |
| PO 8.4 | Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion. | DTS/DPF 8.4 | None are applicable. |
| PO 8.5 | Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability. | DTS/DPF 8.5 | None are applicable. |
| Fences and Walls | | | |
| PO 9.1 | Fences, walls and retaining walls 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/DPF 9.1 | None are applicable. |
| PO 9.2 | Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts. | DTS/DPF 9.2 | A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |
| Overlooking / Visual Privacy (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 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | (c) | incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | | |
| All Residential development | | | |
| Front elevations and passive surveillance | | | |
| PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street. | | |
| PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. | | |
| Outlook and amenity | | | |
| PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas. | | |
| 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. | | |
| Ancillary Development | | | |
| PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m ² (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and | | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | | | | | | |
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| | <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="914 454 1390 1104"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| 201-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p> | <p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |
| <p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p> | <p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment</p> <p>or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p> | | | | | | | | | | |
| <p>PO 13.4</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p> | <p>DTS/DPF 13.4</p> <p>Non-residential ancillary buildings and structures:</p> <p>(a) are ancillary and subordinate to an existing non-residential use on the same site</p> <p>(b) have a floor area not exceeding the following:</p> <table border="1" data-bbox="863 1709 1099 1783"> <thead> <tr> <th>Allotment size</th><th>Floor area</th></tr> </thead> <tbody> <tr> <td>≤500m²</td><td>60m²</td></tr> <tr> <td>>500m²</td><td>80m²</td></tr> </tbody> </table> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the main building to which it is ancillary</p> <p>or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has</p> | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² | | | | |
| Allotment size | Floor area | | | | | | | | | | |
| ≤500m ² | 60m ² | | | | | | | | | | |
| >500m ² | 80m ² | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | boundaries on two or more roads) | |
| | | <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</p> | |
| Garage appearance | | | |
| PO 14.1 | Garaging is designed to not detract from the streetscape or appearance of a dwelling. | DTS/DPF 14.1 | Garages and carports facing a street: |
| | | <p>(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening not exceeding 7m in width</p> <p>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</p> | |
| Massing | | | |
| PO 15.1 | The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 15.1 | None are applicable |
| Dwelling additions | | | |
| PO 16.1 | Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements. | DTS / DPF 16.1 | <p>Dwelling additions:</p> <p>(a) are not constructed, added to or altered so that any part is situated closer to a public street</p> <p>(b) do not result in:</p> <p>(i) excavation exceeding a vertical height of 1m</p> <p>(ii) filling exceeding a vertical height of 1m</p> <p>(iii) a total combined excavation and filling vertical height of 2m or more</p> <p>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space</p> <p>(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</p> <p>(vi) upper level windows facing side or rear boundaries unless:</p> <p>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</p> <p>or</p> <p>B. have sill heights greater than or equal to 1.5m above finished floor level</p> <p>or</p> <p>C. incorporate screening to a height of 1.5m above finished floor level</p> <p>(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:</p> <p>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</p> <p>B. 1.7m above finished floor level in all other cases.</p> |
| Private Open Space | | | |
| PO 17.1 | Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 17.1 | Private open space is provided in accordance with Design Table 1 - Private Open Space. |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| Water Sensitive Design | |
| <p>PO 18.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p> | <p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <p>(a) 80 per cent reduction in average annual total suspended solids</p> <p>(b) 60 per cent reduction in average annual total phosphorus</p> <p>(c) 45 per cent reduction in average annual total nitrogen.</p> |
| <p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p> | <p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <p>(a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and</p> <p>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.</p> |
| Car parking, access and manoeuvrability | |
| <p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p> | <p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <p>(a) single width car parking spaces:</p> <p>(i) a minimum length of 5.4m per space</p> <p>(ii) a minimum width of 3.0m</p> <p>(iii) a minimum garage door width of 2.4m</p> <p>(b) double width car parking spaces (side by side):</p> <p>(i) a minimum length of 5.4m</p> <p>(ii) a minimum width of 5.4m</p> <p>(iii) minimum garage door width of 2.4m per space.</p> |
| <p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p> | <p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <p>(a) a minimum length of 5.4m</p> <p>(b) a minimum width of 2.4m</p> <p>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</p> |
| <p>PO 19.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p> | <p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p> |
| <p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p> | <p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(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</p> <p>(b) where newly proposed:</p> <p>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads</p> <p>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing</p> <p>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.</p> |
| <p>PO 19.5</p> | <p>DTS/DPF 19.5</p> |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|---|---|
| <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p> | <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: <div data-bbox="879 344 1362 972" style="text-align: center;"> <p>CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> </div> <ul style="list-style-type: none"> (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site |
| <p>PO 19.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p> | <p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| Waste storage | |
| <p>PO 20.1</p> <p>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</p> | <p>DTS/DPF 20.1</p> <p>None are applicable.</p> |
| Design of Transportable Dwellings | |
| <p>PO 21.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p> | <p>DTS/DPF 21.1</p> <p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Group dwelling, residential flat buildings and battle-axe development | |
| Amenity | |
| <p>PO 22.1</p> | <p>DTS/DPF 22.1</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p> | <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> | | |
| | <p>Number of bedrooms</p> | | <p>Minimum internal floor area</p> |
| | <p>Studio</p> | | <p>35m²</p> |
| | <p>1 bedroom</p> | | <p>50m²</p> |
| | <p>2 bedroom</p> | | <p>65m²</p> |
| | <p>3+ bedrooms</p> | | <p>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</p> |
| <p>PO 22.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p> | <p>DTS/DPF 22.2</p> <p>None are applicable.</p> | | |
| <p>PO 22.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p> | <p>DTS/DPF 22.3</p> <p>None are applicable.</p> | | |
| <p>PO 22.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p> | <p>DTS/DPF 22.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p> | | |
| <p>Communal Open Space</p> | | | |
| <p>PO 23.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p> | <p>DTS/DPF 23.1</p> <p>None are applicable.</p> | | |
| <p>PO 23.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p> | <p>DTS/DPF 23.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p> | | |
| <p>PO 23.3</p> <p>Communal open space is designed and sited to:</p> <p>(a) be conveniently accessed by the dwellings which it services</p> <p>(b) have regard to acoustic, safety, security and wind effects.</p> | <p>DTS/DPF 23.3</p> <p>None are applicable.</p> | | |
| <p>PO 23.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p> | <p>DTS/DPF 23.4</p> <p>None are applicable.</p> | | |
| <p>PO 23.5</p> <p>Communal open space is designed and sited to:</p> | <p>DTS/DPF 23.5</p> <p>None are applicable.</p> | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| <p>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p> | | | |
| Carparking, access and manoeuvrability | | | |
| <p>PO 24.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p> | | <p>DTS/DPF 24.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p> | |
| <p>PO 24.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p> | | <p>DTS/DPF 24.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p> | |
| <p>PO 24.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p> | | <p>DTS/DPF 24.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <p>(a) have a minimum width of 3m</p> <p>(b) for driveways servicing more than 3 dwellings:</p> <p>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street</p> <p>(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.</p> | |
| <p>PO 24.4</p> <p>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</p> | | <p>DTS/DPF 24.4</p> <p>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</p> | |
| <p>PO 24.5</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p> | | <p>DTS/DPF 24.5</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p> | |
| <p>PO 24.6</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p> | | <p>DTS/DPF 24.6</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p> | |
| Soft Landscaping | | | |
| <p>PO 25.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p> | | <p>DTS/DPF 25.1</p> <p>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.</p> | |
| <p>PO 25.2</p> <p>Soft landscaping is provided that improves the appearance of common driveways.</p> | | <p>DTS/DPF 25.2</p> <p>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).</p> | |
| Site Facilities / Waste Storage | | | |
| <p>PO 26.1</p> | | <p>DTS/DPF 26.1</p> | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|---|
| Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | None are applicable. | |
| PO 26.2 | Provision is made for suitable external clothes drying facilities. | DTS/DPF 26.2 | None are applicable. |
| PO 26.3 | Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | DTS/DPF 26.3 | None are applicable. |
| PO 26.4 | Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 26.4 | Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 26.5 | Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | DTS/DPF 26.5 | None are applicable. |
| PO 26.6 | Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 26.6 | None are applicable. |
| Supported accommodation and retirement facilities | | | |
| Siting and Configuration | | | |
| PO 27.1 | Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 27.1 | None are applicable. |
| Movement and Access | | | |
| PO 28.1 | Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | DTS/DPF 28.1 | None are applicable. |
| Communal Open Space | | | |
| PO 29.1 | Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 29.1 | None are applicable. |
| PO 29.2 | Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 29.2 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation. | | DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | | DTS/DPF 29.4 None are applicable. | |
| PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | DTS/DPF 29.5 None are applicable. | |
| PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | DTS/DPF 29.6 None are applicable. | |
| Site Facilities / Waste Storage | | | |
| PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles. | | DTS/DPF 30.1 None are applicable. | |
| PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 30.2 None are applicable. | |
| PO 30.3 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 30.3 None are applicable. | |
| PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view. | | DTS/DPF 30.4 None are applicable. | |
| PO 30.5 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | | DTS/DPF 30.6 None are applicable. | |
| PO 30.7 Services including gas and water meters are conveniently located and screened from public view. | | DTS/DPF 30.7 None are applicable. | |
| All non-residential development | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | |
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| Water Sensitive Design | | | | | | | |
| PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater. | | DTS/DPF 31.1 None are applicable. | | | | | |
| PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state. | | DTS/DPF 31.2 None are applicable. | | | | | |
| Wash-down and Waste Loading and Unloading | | | | | | | |
| PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (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 designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. | | DTS/DPF 32.1 None are applicable. | | | | | |
| Decks | | | | | | | |
| Design and Siting | | | | | | | |
| PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. | | DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: | | | | | |
| | | <table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area)</th><th>Minimum percentage of site</th></tr><tr><td></td><td></td></tr></table> | | Site area (or in the case of residential flat building or group dwelling(s), average site area) | Minimum percentage of site | | |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) | Minimum percentage of site | | | | | | |
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Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | <table><tr><th>(m²)</th><th></th></tr><tr><td>≤150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> <p>B. the amount of existing soft landscaping prior to the development occurring.</p> <p>(b) where in association with a non-residential use:</p> <ul style="list-style-type: none">(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.(ii) are set back at least 2 metres from a public road.(iii) have a floor area not exceeding 25m² <p>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</p> | (m ²) | | ≤150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
|--|---|-------------------|--|------|-----|---------|-----|----------|-----|------|-----|
| (m ²) | | | | | | | | | | | |
| ≤150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 33.2</p> <p>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</p> | <p>DTS/DPF 33.2</p> <p>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</p> | | | | | | | | | | |
| <p>PO 33.3</p> <p>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</p> | <p>DTS/DPF 33.3</p> <p>Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |

Table 1 - Private Open Space

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

Design in Urban Areas

Assessment Provisions (AP)

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|--|---|----------------------|
| PO 2.2 | Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 | None are applicable. |
| Landscaping | | | |
| PO 3.1 | Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. | DTS/DPF 3.1 | None are applicable. |
| Environmental Performance | | | |
| PO 4.1 | Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 | None are applicable. |
| PO 4.3 | Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |
| PO 6.1 | | DTS/DPF 6.1 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|---|--|
| Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | | Effluent disposal drainage areas do not: | |
| | | <div>(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</div> <div>(b)use an area also used as a driveway</div> <div>(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.</div> | |
| Car parking appearance | | | |
| <div>PO 7.1</div> <div>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</div> <div>(a)limiting protrusion above finished ground level</div> <div>(b)screening through appropriate planting, fencing and mounding</div> <div>(c)limiting the width of openings and integrating them into the building structure.</div> | <div>DTS/DPF 7.1</div> <div>None are applicable.</div> | | |
| <div>PO 7.2</div> <div>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.</div> | <div>DTS/DPF 7.2</div> <div>None are applicable.</div> | | |
| <div>PO 7.3</div> <div>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</div> | <div>DTS/DPF 7.3</div> <div>None are applicable.</div> | | |
| <div>PO 7.4</div> <div>Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.</div> | <div>DTS/DPF 7.4</div> <div>Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.</div> | | |
| <div>PO 7.5</div> <div>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</div> | <div>DTS/DPF 7.5</div> <div>Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:</div> <div>(a)1m along all public road frontages and allotment boundaries</div> <div>(b)1m between double rows of car parking spaces.</div> | | |
| <div>PO 7.6</div> <div>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</div> | <div>DTS/DPF 7.6</div> <div>None are applicable.</div> | | |
| <div>PO 7.7</div> <div>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.</div> | <div>DTS/DPF 7.7</div> <div>None are applicable.</div> | | |
| Earthworks and sloping land | | | |
| <div>PO 8.1</div> <div>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</div> | <div>DTS/DPF 8.1</div> <div>Development does not involve any of the following:</div> <div>(a)excavation exceeding a vertical height of 1m</div> <div>(b)filling exceeding a vertical height of 1m</div> <div>(c)a total combined excavation and filling vertical height of 2m or more.</div> | | |
| <div>PO 8.2</div> <div>Driveways and access tracks designed and constructed to allow safe and</div> | <div>DTS/DPF 8.2</div> <div>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8)</div> | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| convenient access on sloping land. | | satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. | |
| PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | | DTS/DPF 8.3 None are applicable. | |
| PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion. | | DTS/DPF 8.4 None are applicable. | |
| PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | | DTS/DPF 8.5 None are applicable. | |
| Fences and walls | | | |
| PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | | DTS/DPF 9.1 None are applicable. | |
| PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts. | | DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. | |
| Overlooking / Visual Privacy (low rise buildings) | | | |
| PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones. | | DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. | |
| PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones. | | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | |
| Site Facilities / Waste Storage (excluding low rise residential development) | | | |
| PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | | DTS/DPF 11.1 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 11.2 | Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings. | DTS/DPF 11.2 | None are applicable. |
| PO 11.3 | Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | DTS/DPF 11.3 | None are applicable. |
| PO 11.4 | Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing. | DTS/DPF 11.4 | None are applicable. |
| PO 11.5 | For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate. | DTS/DPF 11.5 | None are applicable. |
| All Development - Medium and High Rise | | | |
| External Appearance | | | |
| PO 12.1 | Buildings positively contribute to the character of the local area by responding to local context. | DTS/DPF 12.1 | None are applicable. |
| PO 12.2 | Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale. | DTS/DPF 12.2 | None are applicable. |
| PO 12.3 | Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements. | DTS/DPF 12.3 | None are applicable. |
| PO 12.4 | Boundary walls visible from public land include visually interesting treatments to break up large blank elevations. | DTS/DPF 12.4 | None are applicable. |
| PO 12.5 | External materials and finishes are durable and age well to minimise ongoing maintenance requirements. | DTS/DPF 12.5 | Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration. |
| PO 12.6 | Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages. | DTS/DPF 12.6 | Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. |
| PO 12.7 | Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character. | DTS/DPF 12.7 | Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <p>PO 12.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p> | | <p>DTS/DPF 12.8</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscaping | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 13.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p> | | <p>DTS/DPF 13.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 13.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p> | | <p>DTS/DPF 13.2</p> <p>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table><tr><th>Site area</th><th>Minimum deep soil area</th><th>Minimum dimension</th><th>Tree / deep soil zones</th></tr><tr><td><300 m²</td><td>10 m²</td><td>1.5m</td><td>1 small tree / 10 m²</td></tr><tr><td>300-1500 m²</td><td>7% site area</td><td>3m</td><td>1 medium tree / 30 m²</td></tr><tr><td>>1500 m²</td><td>7% site area</td><td>6m</td><td>1 large or medium tree / 60 m²</td></tr></table> <p>Tree size and site area definitions</p> <table><tr><td>Small tree</td><td>4-6m mature height and 2-4m canopy spread</td></tr><tr><td>Medium tree</td><td>6-12m mature height and 4-8m canopy spread</td></tr><tr><td>Large tree</td><td>12m mature height and >8m canopy spread</td></tr><tr><td>Site area</td><td>The total area for development site, not average area per dwelling</td></tr></table> | | Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | Small tree | 4-6m mature height and 2-4m canopy spread | Medium tree | 6-12m mature height and 4-8m canopy spread | Large tree | 12m mature height and >8m canopy spread | Site area | The total area for development site, not average area per dwelling |
| Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | | | | | | | | | | | | | | | | | | | | | | | | |
| <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | | | | | | | | | | | | | | | | | | | | | | | | |
| 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | | | | | | | | | | | | | | | | | | | | | | | | |
| >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | | | | | | | | | | | | | | | | | | | | | | | | |
| Small tree | 4-6m mature height and 2-4m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Medium tree | 6-12m mature height and 4-8m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Large tree | 12m mature height and >8m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site area | The total area for development site, not average area per dwelling | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 13.3</p> <p>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</p> | | <p>DTS/DPF 13.3</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 13.4</p> <p>Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.</p> | | <p>DTS/DPF 13.4</p> <p>Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Environmental | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| PO 14.1 | Development minimises detrimental micro-climatic impacts on adjacent land and buildings. | DTS/DPF 14.1 | None are applicable. |
| PO 14.2 | Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells. | DTS/DPF 14.2 | None are applicable. |
| PO 14.3 | Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. | DTS/DPF 14.3 | None are applicable. |
| Car Parking | | | |
| PO 15.1 | Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings. | DTS/DPF 15.1 | Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings. |
| PO 15.2 | Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale. | DTS/DPF 15.2 | None are applicable. |
| Overlooking/Visual Privacy | | | |
| PO 16.1 | Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. | DTS/DPF 16.1 | None are applicable. |
| All residential development | | | |
| Front elevations and passive surveillance | | | |
| PO 17.1 | Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 17.1 | Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street. |
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| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | |
|---|----------------------------|--|--|---|----------------------------|------|-----|
| PO 17.2 | | DTS/DPF 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. | | | | | |
| Outlook and Amenity | | | | | | | |
| PO 18.1 | | DTS/DPF 18.1 | | | | | |
| Living rooms have an external outlook to provide a high standard of amenity for occupants. | | A living room of a dwelling incorporates a window with an external outlook of 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, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. | | None are applicable. | | | | | |
| Ancillary Development | | | | | | | |
| PO 19.1 | | DTS/DPF 19.1 | | | | | |
| Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | | <p>Ancillary buildings:</p> <p>(a) are ancillary to a dwelling erected on the same site</p> <p>(b) have a floor area not exceeding 60m²</p> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the dwelling to which it is ancillary or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:</p> <p>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</p> <p>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr></table> | | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | |
| <150 | 10% | | | | | | |

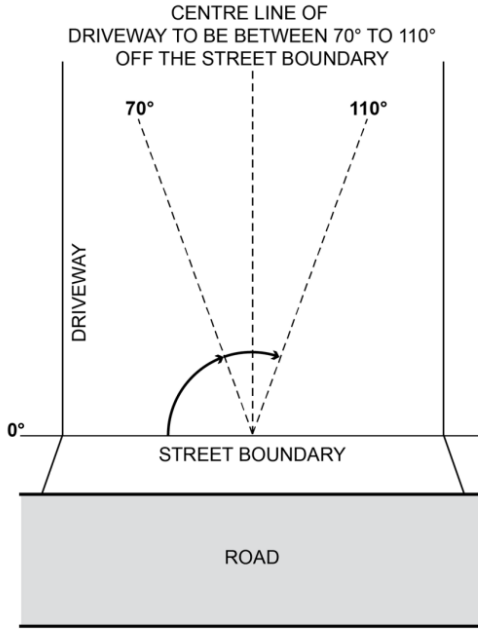
Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| | | <table><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
| 150-200 | 15% | | | | | | | |
| >200-450 | 20% | | | | | | | |
| >450 | 25% | | | | | | | |
| | (ii) | the amount of existing soft landscaping prior to the development occurring. | | | | | | |
| PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site. | DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (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 or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers. | DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. | | | | | | | |
| PO 19.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 19.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table> (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 main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² | |
| Allotment size | Floor area | | | | | | | |
| ≤500m ² | 60m ² | | | | | | | |
| >500m ² | 80m ² | | | | | | | |
| Residential Development - Low Rise | | | | | | | | |
| External appearance | | | | | | | | |
| PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling. | DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | |
|---|----------------------------|--|---|----------------------------|------|-----|--|
| | | (d) | have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. | | | | |
| <p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p> | | <p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <p>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line</p> <p>(b) a porch or portico projects at least 1m from the building wall</p> <p>(c) a balcony projects from the building wall</p> <p>(d) a verandah projects at least 1m from the building wall</p> <p>(e) eaves of a minimum 400mm width extend along the width of the front elevation</p> <p>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</p> <p>(g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.</p> | | | | | |
| <p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p> | | <p>DTS/DPF 20.3</p> <p>None are applicable</p> | | | | | |
| Private Open Space | | | | | | | |
| <p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p> | | <p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p> | | | | | |
| <p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p> | | <p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p> | | | | | |
| Landscaping | | | | | | | |
| <p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <p>(a) minimise heat absorption and reflection</p> <p>(b) contribute shade and shelter</p> <p>(c) provide for stormwater infiltration and biodiversity</p> <p>(d) enhance the appearance of land and streetscapes.</p> | | <p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <p>(a) a total area for the entire development site, including any common property, as determined by the following table:</p> <table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr></table> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | |
| <150 | 10% | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | 150-200 | 15% |
| | | >200-450 | 20% |
| | | >450 | 25% |
| | | (b) at least 30% of any land between the primary street boundary and the primary building line. | |
| Car parking, access and manoeuvrability | | | |
| PO 23.1 | DTS/DPF 23.1 | | |
| Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. | | |
| PO 23.2 | 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, pedestrian movement, 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. | 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 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. | Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: | | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| |  <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> |
| <p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p> | <p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| Waste storage | |
| <p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p> | <p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| Design of Transportable Buildings | |
| <p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p> | <p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Residential Development - Medium and High Rise (including serviced apartments) | |
| Outlook and Visual Privacy | |
| <p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public,</p> | <p>DTS/DPF 26.1</p> <p>Buildings:</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| communal or private open space. | | (a) provide a habitable room at ground or first level with a window facing toward the street | (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage. |
| PO 26.2 | DTS/DPF 26.2 | The visual privacy of ground level dwellings within multi-level buildings is protected. | |
| Private Open Space | | The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m. | |
| PO 27.1 | DTS/DPF 27.1 | Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | |
| Residential amenity in multi-level buildings | | Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space. | |
| PO 28.1 | DTS/DPF 28.1 | Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces. | |
| Residential amenity in multi-level buildings | | Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary. | |
| PO 28.2 | DTS/DPF 28.2 | Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: | |
| (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy | (a) sun screens | Balconies utilise one or a combination of the following design elements: | |
| (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. | (b) pergolas | | |
| | (c) louvres | | |
| | (d) green facades | | |
| | (e) openable walls. | | |
| PO 28.3 | DTS/DPF 28.3 | Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living. | |
| Balconies open directly from a habitable room and incorporate a minimum dimension of 2m. | | | |
| PO 28.4 | DTS/DPF 28.4 | Dwellings are provided with sufficient space for storage to meet likely occupant needs. | |
| Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: | | | |
| | (a) studio: not less than 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 . | | |
| PO 28.5 | DTS/DPF 28.5 | Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided. | |
| Light wells: | | | |
| | (a) are not used as the primary source of outlook for living rooms | | |
| | (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms | | |
| | (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms. | | |
| PO 28.6 | DTS/DPF 28.6 | Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions. | |
| None are applicable. | | | |
| PO 28.7 | DTS/DPF 28.7 | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable. | None are applicable. | | | | | | | | | | |
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| Dwelling Configuration | | | | | | | | | | | |
| <p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p> | <p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none">(a) studio (where there is no separate bedroom)(b) 1 bedroom dwelling / apartment with a floor area of at least 50m²(c) 2 bedroom dwelling / apartment with a floor area of at least 65m²(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. | | | | | | | | | | |
| <p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p> | <p>DTS/DPF 29.2</p> <p>None are applicable.</p> | | | | | | | | | | |
| Common Areas | | | | | | | | | | | |
| <p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p> | <p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none">(a) have a minimum ceiling height of 2.7m(b) provide access to no more than 8 dwellings(c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core. | | | | | | | | | | |
| Group Dwellings, Residential Flat Buildings and Battle axe Development | | | | | | | | | | | |
| Amenity | | | | | | | | | | | |
| <p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p> | <p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table><tr><th>Number of bedrooms</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>65m²</td></tr><tr><td>3+ bedrooms</td><td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td></tr></table> | Number of bedrooms | Minimum internal floor area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 65m ² | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| Number of bedrooms | Minimum internal floor area | | | | | | | | | | |
| Studio | 35m ² | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | |
| 2 bedroom | 65m ² | | | | | | | | | | |
| 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom | | | | | | | | | | |
| <p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p> | <p>DTS/DPF 31.2</p> <p>None are applicable.</p> | | | | | | | | | | |
| <p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p> | <p>DTS/DPF 31.3</p> <p>None are applicable.</p> | | | | | | | | | | |
| <p>PO 31.4</p> | <p>DTS/DPF 31.4</p> | | | | | | | | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| 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. |
| Communal Open Space | |
| PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 32.1 None are applicable. |
| PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres. |
| PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 32.3 None are applicable. |
| PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 32.4 None are applicable. |
| PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 32.5 None are applicable. |
| Car parking, access and manoeuvrability | |
| PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. |
| PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. |
| PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring | DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| areas. | | at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. | |
| Soft landscaping | | | |
| PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | | DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. | |
| PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | | DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). | |
| Site Facilities / Waste Storage | | | |
| PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 35.1 None are applicable. | |
| PO 35.2 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 35.2 None are applicable. | |
| PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | | DTS/DPF 35.3 None are applicable. | |
| PO 35.4 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | | DTS/DPF 35.5 None are applicable. | |
| PO 35.6 Services including gas and water meters are conveniently located and screened from public view. | | DTS/DPF 35.6 None are applicable. | |
| Water sensitive urban design | | | |
| PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | | DTS/DPF 36.1 None are applicable. | |
| PO 36.2 | | DTS/DPF 36.2 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | | None are applicable. | |
| Supported Accommodation and retirement facilities | | | |
| Siting, Configuration and Design | | | |
| PO 37.1 | | DTS/DPF 37.1 | |
| Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | | None are applicable. | |
| PO 37.2 | | DTS/DPF 37.2 | |
| Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place. | | None are applicable. | |
| Movement and Access | | | |
| PO 38.1 | | DTS/DPF 38.1 | |
| Development is designed to support safe and convenient access and movement for residents by providing: | | None are applicable. | |
| (a) ground-level access or lifted access to all units | | | |
| (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places | | | |
| (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability | | | |
| (d) kerb ramps at pedestrian crossing points. | | | |
| Communal Open Space | | | |
| PO 39.1 | | DTS/DPF 39.1 | |
| Development is designed to provide attractive, convenient and 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/DPF 39.3 | |
| Communal open space is of sufficient size and dimensions to cater for group recreation. | | Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 39.4 | | DTS/DPF 39.4 | |
| Communal open space is designed and sited to: | | None are applicable. | |
| (a) be conveniently accessed by the dwellings which it services | | | |
| (b) have regard to acoustic, safety, security and wind effects. | | | |
| PO 39.5 | | DTS/DPF 39.5 | |
| Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | None are applicable. | |
| PO 39.6 | | DTS/DPF 39.6 | |
| Communal open space is designed and sited to: | | None are applicable. | |
| (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | | |
| Site Facilities / Waste Storage | | | |
| PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles. | | DTS/DPF 40.1 None are applicable. | |
| PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 40.2 None are applicable. | |
| PO 40.3 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 40.3 None are applicable. | |
| PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view. | | DTS/DPF 40.4 None are applicable. | |
| PO 40.5 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | | DTS/DPF 40.6 None are applicable. | |
| PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view. | | DTS/DPF 40.7 None are applicable. | |
| Student Accommodation | | | |
| PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. | | DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m ³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students. | |
| PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing. | | DTS/DPF 41.2 None are applicable. | |
| All non-residential development | | | |
| Water Sensitive Design | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | | |
| PO 42.1 | | DTS/DPF 42.1 | |
| Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater. | | None are applicable. | |
| PO 42.2 | | DTS/DPF 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. | | None are applicable. | |
| PO 42.3 | | DTS/DPF 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. | | None are applicable. | |
| Wash-down and Waste Loading and Unloading | | | |
| PO 43.1 | | DTS/DPF 43.1 | |
| 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, plant or equipment are: | | None are applicable. | |
| <div><div>(a)</div>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</div> <div><div>(b)</div>paved with an impervious material to facilitate wastewater collection</div> <div><div>(c)</div>of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area</div> <div><div>(d)</div>are designed to drain wastewater to either:<div><div>(i)</div>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</div><div>or</div><div><div>(ii)</div>a holding tank and its subsequent removal off-site on a regular basis.</div></div> | | | |
| Laneway Development | | | |
| Infrastructure and Access | | | |
| PO 44.1 | | DTS/DPF 44.1 | |
| Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: | | Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare. | |
| <div><div>(a)</div>existing utility infrastructure and services are capable of accommodating the development</div> <div><div>(b)</div>the primary street can support access by emergency and regular service vehicles (such as waste collection)</div> <div><div>(c)</div>it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)</div> <div><div>(d)</div>safety of pedestrians or vehicle movement is maintained</div> <div><div>(e)</div>any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.</div> | | | |
| Decks | | | |
| Design and Siting | | | |
| PO 45.1 | | DTS/DPF 45.1 | |
| Decks are designed and sited to: | | Decks: | |
| <div><div>(a)</div>complement the associated building form</div> <div><div>(b)</div>minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)</div> <div><div>(c)</div>minimise cut and fill and overall massing when viewed from adjacent land.</div> | | <div><div>(a)</div>where ancillary to a dwelling:<div><div>(i)</div>are not constructed, added to or altered so that any part is situated:<div><div>A.</div>in front of any part of the building line of the dwelling to which it is ancillary or</div><div><div>B.</div>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div> <div><div>(ii)</div>are set back at least 900mm from side or rear allotment boundaries</div> | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|-------------------------------|--|
| | | 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 used as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings | Dwellings at ground level: | 15m ² / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m ² / minimum dimension 1.8m |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting | |
| PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion. | DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5). |
| PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance. | DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver. |
| Water Protection | |
| PO 2.1 | DTS/DPF 2.1 |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|---------------|--|--------|-------|-----|--------|-------|-----|--------|-------|-----|--------|------|-----|-------|------|-----|-----------------|------|-----|
| Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas. | None are applicable. | | | | | | | | | | | | | | | | | | | | | |
| PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources. | DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). | | | | | | | | | | | | | | | | | | | | | |
| Fire Management | | | | | | | | | | | | | | | | | | | | | | |
| PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements. | DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code. | | | | | | | | | | | | | | | | | | | | | |
| PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks. | DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. | | | | | | | | | | | | | | | | | | | | | |
| Power-line Clearances | | | | | | | | | | | | | | | | | | | | | | |
| PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines. | DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table: <table><tr><td>Voltage of transmission line</td><td>Tower or Pole</td><td>Minimum horizontal clearance distance between plantings and transmission lines</td></tr><tr><td>500 kV</td><td>Tower</td><td>38m</td></tr><tr><td>275 kV</td><td>Tower</td><td>25m</td></tr><tr><td>132 kV</td><td>Tower</td><td>30m</td></tr><tr><td>132 kV</td><td>Pole</td><td>20m</td></tr><tr><td>66 kV</td><td>Pole</td><td>20m</td></tr><tr><td>Less than 66 kV</td><td>Pole</td><td>20m</td></tr></table> | Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | 500 kV | Tower | 38m | 275 kV | Tower | 25m | 132 kV | Tower | 30m | 132 kV | Pole | 20m | 66 kV | Pole | 20m | Less than 66 kV | Pole | 20m |
| Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | | | | | | | | | | | | | | | | | | | | |
| 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)

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

- (a) the South Australian Housing Trust either individually or jointly with other persons or bodies
or
(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

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 Intensity | |
| PO 1.1 Residential development provides a range of housing choices. | DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings. |
| PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres. | DTS/DPF 1.2 None are applicable. |
| Building Height | |
| PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space. | DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end). |
| PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary. | DTS/DPF 2.2 None are applicable. |
| Primary Street Setback | |
| PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character. | DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m. |
| Secondary Street Setback | |
| PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character. | DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------------------------|--|---|---|
| Boundary Walls | | | |
| PO 5.1 | Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation. | DTS/DPF 5.1 | Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| PO 5.2 | Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | DTS/DPF 5.2 | Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage. |
| Side Boundary Setback | | | |
| PO 6.1 | Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. | DTS/DPF 6.1 | Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear Boundary Setback | | | |
| PO 7.1 | Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. | DTS/DPF 7.1 | Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level. |
| Buildings elevation design | | | |
| PO 8.1 | Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas. | DTS/DPF 8.1 | Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish. |
| PO 8.2 | Dwellings incorporate windows along primary street frontages to encourage passive | DTS/DPF 8.2 | Each dwelling with a frontage to a public street: |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| surveillance and make a positive contribution to the streetscape. | | (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m | | | | | | | | | | | | | | | | |
|---|-------------------------------|--|--|---------------|-------------------------------|--------------|----------------------------|--|--|-------------------------------|--------|--|----------------------|--|----------------------|---|--------------------------|--|
| | | (b) has an aggregate window area of at least 2m ² facing the primary street | | | | | | | | | | | | | | | | |
| PO 8.3 | | DTS/DPF 8.3 | | | | | | | | | | | | | | | | |
| The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | | None are applicable. | | | | | | | | | | | | | | | | |
| PO 8.4 | | DTS/DPF 8.4 | | | | | | | | | | | | | | | | |
| Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression. | | None are applicable. | | | | | | | | | | | | | | | | |
| PO 8.5 | | DTS/DPF 8.5 | | | | | | | | | | | | | | | | |
| Entrances to multi-storey buildings are: | | None are applicable. | | | | | | | | | | | | | | | | |
| (a) oriented towards the street | | | | | | | | | | | | | | | | | | |
| (b) visible and easily identifiable from the street | | | | | | | | | | | | | | | | | | |
| (c) designed to include a common mail box structure. | | | | | | | | | | | | | | | | | | |
| Outlook and amenity | | | | | | | | | | | | | | | | | | |
| PO 9.1 | | DTS/DPF 9.1 | | | | | | | | | | | | | | | | |
| Living rooms have an external outlook to provide a high standard of amenity for occupants. | | A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space. | | | | | | | | | | | | | | | | |
| PO 9.2 | | DTS/DPF 9.2 | | | | | | | | | | | | | | | | |
| Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. | | None are applicable. | | | | | | | | | | | | | | | | |
| Private Open Space | | | | | | | | | | | | | | | | | | |
| PO 10.1 | | DTS/DPF 10.1 | | | | | | | | | | | | | | | | |
| Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | | Private open space is provided in accordance with the following table: | | | | | | | | | | | | | | | | |
| | | <table><tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr><tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m</td></tr><tr><td rowspan="4">Dwelling (above ground level)</td><td>Studio</td><td>4m² / minimum dimension 1.8m</td></tr><tr><td>One bedroom dwelling</td><td>8m² / minimum dimension 2.1m</td></tr><tr><td>Two bedroom dwelling</td><td>11m² / minimum dimension 2.4m</td></tr><tr><td>Three + bedroom dwelling</td><td>15 m² / minimum dimension 2.6m</td></tr></table> | | Dwelling Type | Dwelling / Site Configuration | Minimum Rate | Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | One bedroom dwelling | 8m ² / minimum dimension 2.1m | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |
| Dwelling Type | Dwelling / Site Configuration | Minimum Rate | | | | | | | | | | | | | | | | |
| Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | | | | | | | | | | | | | | | | |
| Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | | | | | | | | | | | | | | | | |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m | | | | | | | | | | | | | | | | |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | | | | | | | | | | | | | | | | |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m | | | | | | | | | | | | | | | | |
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Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| <div>PO 10.2</div> <div>Private open space positioned to provide convenient access from internal living areas.</div> | <div>DTS/DPF 10.2</div> <div>At least 50% of the required area of private open space is accessible from a habitable room.</div> |
| <div>PO 10.3</div> <div>Private open space is positioned and designed to:<div><div>(a)</div>provide useable outdoor space that suits the needs of occupants;<div>(b)</div>take advantage of desirable orientation and vistas; and<div>(c)</div>adequately define public and private space.</div></div> | <div>DTS/DPF 10.3</div> <div>None are applicable.</div> |
| <div>Visual privacy</div> | |
| <div>PO 11.1</div> <div>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</div> | <div>DTS/DPF 11.1</div> <div>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:<div><div>(a)</div>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<div>(b)</div>have sill heights greater than or equal to 1.5m above finished floor level<div>(c)</div>incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.</div></div> |

| PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terraceor (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 landor (ii) 1.7m above finished floor level in all other cases |
| Landscaping | |
| PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. | DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | |--|----------------------------| | <150 | 10% | | <200 | 15% | | 200-450 | 20% | | >450 | 25% | (b) at least 30% of land between the road boundary and the building line. |
| Water Sensitive Design | |
| PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions. | DTS/DPF 13.1 None are applicable. |
| Car Parking | |
| PO 14.1 | DTS/DPF 14.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport. | | On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. | |
| PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | | DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space. | |
| PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient. | | DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. | |
| PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand. | | DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling. | |
| PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking. | | DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling. | |
| Overshadowing | | | |
| PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. | | DTS/DPF 15.1 None are applicable. | |
| Waste | | | |
| PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view. | | DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. | |
| PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. | | DTS/DPF 16.2 None are applicable. | |
| Vehicle Access | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 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. | DTS/DPF 17.1 | None are applicable. |
| PO 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. | DTS/DPF 17.2 | <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(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</p> <p>(b) where newly proposed, is set back:</p> <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 17.3 | Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 17.3 | <p>Driveways are designed and sited so that:</p> <p>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</p> <p>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</p> <div style="text-align: center;"> <p>Diagram description: The diagram illustrates the required angle for a driveway's centerline relative to the street boundary. A vertical line on the left represents the driveway. A horizontal line represents the street boundary. Below the street boundary is a shaded area representing the road. A dashed line represents the centerline of the driveway. The angle between the driveway and the street boundary is shown as 70° and 110°. A curved arrow indicates the angle range.</p> </div> <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> |
| PO 17.4 | Driveways and access points are designed and distributed to optimise the provision of on-street parking. | DTS/DPF 17.4 | <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| PO 17.5 | | DTS/DPF 17.5 | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement. | Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre |
| PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Storage | |
| PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs. | DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ . |
| Earthworks | |
| PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m. |
| Service connections and infrastructure | |
| PO 20.1 Dwellings are provided with appropriate service connections and infrastructure. | DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i> . |
| Site contamination | |
| PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment. | DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| | <p>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</p> <p>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other 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 <u>site contamination declaration form</u>).</p> |

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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. | |
| Rehabilitation | | | |
| PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors. | | DTS/DPF 3.1 None are applicable. | |
| Hazard Management | | | |
| PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips. | | DTS/DPF 4.1 None are applicable. | |
| PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction. | | DTS/DPF 4.2 None are applicable. | |
| PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds. | | DTS/DPF 4.3 None are applicable. | |
| Electricity Infrastructure and Battery Storage Facilities | | | |
| PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. | | DTS/DPF 5.1 None are applicable. | |
| PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV. | | DTS/DPF 5.2 None are applicable. | |
| PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts. | | DTS/DPF 5.3 None are applicable. | |
| Telecommunication Facilities | | | |
| PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity. | | DTS/DPF 6.1 None are applicable. | |
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| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|---|
| PO 6.2 | Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity. | DTS/DPF 6.2 | None are applicable. |
| PO 6.3 | Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. | DTS/DPF 6.3 | None are applicable. |
| Renewable Energy Facilities | | | |
| PO 7.1 | Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure. | DTS/DPF 7.1 | None are applicable. |
| Renewable Energy Facilities (Wind Farm) | | | |
| PO 8.1 | Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation. | DTS/DPF 8.1 | Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation |
| PO 8.2 | The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. | DTS/DPF 8.2 | None are applicable. |
| 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 markers to minimise the risk to aircraft operations. | DTS/DPF 8.4 | No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable. |
| PO 8.5 | Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes. | DTS/DPF 8.5 | None are applicable. |
| Renewable Energy Facilities (Solar Power) | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| <div>PO 9.1</div> <div>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</div> | <div>DTS/DPF 9.1</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--------------------------------------|---------------------------------|--|---------------------------------|--|-------|-------|-----|------|-----|-----------|------------|-----|------|-------|----------|--------------|-----|------|-----|---------|---------------|-----|------|------|-----------|-------------|-----|------|------|--------|--------|----|------|-----|
| <div>PO 9.2</div> <div>Ground mounted solar power facilities allow for movement of wildlife by:<div><div>(a)</div>incorporating wildlife corridors and habitat refuges<div><div>(b)</div>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.</div></div></div> | <div>DTS/DPF 9.2</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 9.3</div> <div>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</div> | <div>DTS/DPF 9.3</div> <div>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</div> <table><tr><th>Generation Capacity</th><th>Approximate size of array</th><th>Setback from adjoining land boundary</th><th>Setback from conservation areas</th><th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th></tr><tr><td>50MW></td><td>80ha+</td><td>30m</td><td>500m</td><td>2km</td></tr><tr><td>10MW<50MW</td><td>16ha-<80ha</td><td>25m</td><td>500m</td><td>1.5km</td></tr><tr><td>5MW<10MW</td><td>8ha to <16ha</td><td>20m</td><td>500m</td><td>1km</td></tr><tr><td>1MW<5MW</td><td>1.6ha to <8ha</td><td>15m</td><td>500m</td><td>500m</td></tr><tr><td>100kW<1MW</td><td>0.5ha<1.6ha</td><td>10m</td><td>500m</td><td>100m</td></tr><tr><td><100kW</td><td><0.5ha</td><td>5m</td><td>500m</td><td>25m</td></tr></table> <div>Notes:<div>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</div></div> | Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | 50MW> | 80ha+ | 30m | 500m | 2km | 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | <100kW | <0.5ha | 5m | 500m | 25m |
| Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50MW> | 80ha+ | 30m | 500m | 2km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <100kW | <0.5ha | 5m | 500m | 25m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 9.4</div> <div>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.</div> | <div>DTS/DPF 9.4</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hydropower / Pumped Hydropower Facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 10.1</div> <div>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</div> | <div>DTS/DPF 10.1</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 10.2</div> <div>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.</div> | <div>DTS/DPF 10.2</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 10.3</div> | <div>DTS/DPF 10.3</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future. | | None are applicable. | |
| Water Supply | | | |
| PO 11.1 | 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: <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling. |
| Wastewater Services | | | |
| PO 12.1 | Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. | DTS/DPF 12.1 | Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011. |
| PO 12.2 | Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | DTS/DPF 12.2 | Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. |
| Temporary Facilities | | | |
| PO 13.1 | In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter. | DTS/DPF 13.1 | A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated. |
| PO 13.2 | Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact. | DTS/DPF 13.2 | None are applicable. |

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Siting and Design | |
| PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership. |
| PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public. | DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads. |
| Waste | |
| PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. | DTS/DPF 2.1 None are applicable. |
| Soil and Water Protection | |
| PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: | DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir |

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| (a) | public water supply reservoirs | (b) | 200m or more from a major watercourse (third order or higher stream) |
| (b) | major watercourses (third order or higher stream) | (c) | 100m or more from any other watercourse, bore or well used for domestic or stock water supplies. |
| (c) | any other watercourse, bore or well used for domestic or stock water supplies. | | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: | | None are applicable. | |
| (a) | have sufficient capacity to hold effluent and runoff from the operations on site | | |
| (b) | ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. | | |

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | | | |
|---|--|---|--|----------------------|--------------------|-----------------|--|--------|--|-----------------------------|------------------------------|
| General Land Use Compatibility | | | | | | | | | | | |
| PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone. | | DTS/DPF 1.1 None are applicable. | | | | | | | | | |
| 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. | | DTS/DPF 1.2 None are applicable. | | | | | | | | | |
| 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 measures to mitigate off-site impacts (b) the extent to which the development is desired in the zone (c) 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. | | DTS/DPF 2.1 Development operating within the following hours: <table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or</td><td>7am to 9pm, Monday to Friday</td></tr></table> | | Class of Development | Hours of operation | Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Shop, other than any one or | 7am to 9pm, Monday to Friday |
| Class of Development | Hours of operation | | | | | | | | | | |
| Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | | | |
| Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | | | |
| Shop, other than any one or | 7am to 9pm, Monday to Friday | | | | | | | | | | |

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| | | combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 8am to 5pm, Saturday and Sunday |
| Overshadowing | | | |
| PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. | | |
| PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 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/DPF 3.4 None are applicable. | | |
| Activities Generating Noise or Vibration | | | |
| PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria. | | |
| PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the 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 (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. | DTS/DPF 4.2 None are applicable. | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | |
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| <p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p> | <p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <p>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p> | | | | | | |
| <p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p> | <p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p> | | | | | | |
| <p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p> | <p>DTS/DPF 4.5</p> <p>None are applicable.</p> | | | | | | |
| <p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p> | <p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table><tr><th>Assessment location</th><th>Music noise level</th></tr><tr><td>Externally at the nearest existing or envisaged noise sensitive location</td><td>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)</td></tr></table> | | | Assessment location | Music noise level | Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB) |
| Assessment location | Music noise level | | | | | | |
| Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB) | | | | | | |
| Air Quality | | | | | | | |
| <p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p> | <p>DTS/DPF 5.1</p> <p>None are applicable.</p> | | | | | | |
| <p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <p>(a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</p> | <p>DTS/DPF 5.2</p> <p>None are applicable.</p> | | | | | | |
| Light Spill | | | | | | | |
| <p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</p> | <p>DTS/DPF 6.1</p> <p>None are applicable.</p> | | | | | | |
| <p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p> | <p>DTS/DPF 6.2</p> <p>None are applicable.</p> | | | | | | |
| Solar Reflectivity / Glare | | | | | | | |
| | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 7.1 | Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare. | DTS/DPF 7.1 | None are applicable. |
| Electrical Interference | | | |
| PO 8.1 | Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference. | DTS/DPF 8.1 | The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable. |
| Interface with Rural Activities | | | |
| PO 9.1 | Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.2 | None are applicable. |
| PO 9.3 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.3 | Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership. |
| PO 9.4 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities. | DTS/DPF 9.4 | Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership. |
| PO 9.5 | Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities. | DTS/DPF 9.5 | Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes. |
| PO 9.6 | Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities. | DTS/DPF 9.6 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 9.7 | Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques. | DTS/DPF 9.7 | None are applicable. |
| Interface with Mines and Quarries (Rural and Remote Areas) | | | |
| PO 10.1 | Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration. | DTS/DPF 10.1 | Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> . |

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | <p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. |

Performance 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 configuration | |
| PO 1.1 | DTS/DPF 1.1 |
| Land division creates allotments suitable for their intended use. | <p>Division of land satisfies (a) or (b):</p> <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. |
| PO 1.2 | 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 and Layout | |
| PO 2.1 | DTS/DPF 2.1 |
| Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls. | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 2.2 | Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Land division maximises the number of allotments that face public open space and public streets. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services. | DTS/DPF 2.5 | None are applicable. |
| PO 2.6 | Land division results in watercourses being retained within open space and development taking place on land not subject to flooding. | DTS/DPF 2.6 | None are applicable. |
| PO 2.7 | Land division results in legible street patterns connected to the surrounding street network. | DTS/DPF 2.7 | None are applicable. |
| PO 2.8 | Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees. | DTS/DPF 2.8 | None are applicable. |
| Roads and Access | | | |
| PO 3.1 | Land division provides allotments with access to an all-weather public road. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | DTS/DPF 3.2 | None are applicable. |
| PO 3.3 | Land division does not impede access to publicly owned open space and/or recreation facilities. | DTS/DPF 3.3 | None are applicable. |
| PO 3.4 | Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles. | DTS/DPF 3.4 | None are applicable. |
| PO 3.5 | Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. | DTS/DPF 3.5 | None are applicable. |
| PO 3.6 | | DTS/DPF 3.6 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Road reserves accommodate stormwater drainage and public utilities. | | None are applicable. | |
| PO 3.7 | | DTS/DPF 3.7 | |
| Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites. | | None are applicable. | |
| PO 3.8 | | DTS/DPF 3.8 | |
| Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network. | | None are applicable. | |
| PO 3.9 | | DTS/DPF 3.9 | |
| Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes. | | None are applicable. | |
| PO 3.10 | | DTS/DPF 3.10 | |
| Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. | | None are applicable. | |
| Infrastructure | | | |
| PO 4.1 | | DTS/DPF 4.1 | |
| Land division incorporates public utility services within road reserves or dedicated easements. | | None are applicable. | |
| PO 4.2 | | DTS/DPF 4.2 | |
| Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment. | | Each allotment can be connected to: <div><div>(a)</div><div>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</div><div>or</div><div>(b)</div><div>a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.</div></div> | |
| 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. | |
| PO 4.5 | | DTS/DPF 4.5 | |
| Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment. | | None are applicable. | |
| PO 4.6 | | DTS/DPF 4.6 | |
| Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature. | | None are applicable. | |
| Minor Land Division (Under 20 Allotments) | | | |
| Open Space | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 5.1 | Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space. | DTS/DPF 5.1 | None are applicable. |
| Solar Orientation | | | |
| PO 6.1 | Land division for residential purposes facilitates solar access through allotment orientation. | DTS/DPF 6.1 | None are applicable. |
| Water Sensitive Design | | | |
| PO 7.1 | Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 7.2 | None are applicable. |
| Battle-Axe Development | | | |
| PO 8.1 | Battle-axe development appropriately responds to the existing neighbourhood context. | DTS/DPF 8.1 | Allotments are not in the form of a battle-axe arrangement. |
| PO 8.2 | Battle-axe development designed to allow safe and convenient movement. | DTS/DPF 8.2 | The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m. |
| PO 8.3 | Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 8.3 | Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre. |
| PO 8.4 | Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 8.4 | Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Major Land Division (20+ Allotments) | | | |
| Open Space | | | |
| PO 9.1 | Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation. | DTS/DPF 9.2 | None are applicable. |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 9.3 | Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities. | DTS/DPF 9.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 10.1 | Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 10.1 | None are applicable. |
| PO 10.2 | Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 10.2 | None are applicable. |
| Solar Orientation | | | |
| PO 11.1 | Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions. | DTS/DPF 11.1 | None are applicable. |

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Navigation and Safety | |
| PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 The operation of wharves is not impaired by marinas and on-water structures. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Navigation and access channels are not impaired by marinas and on-water | DTS/DPF 1.3 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--------------------------|--|---|---|
| structures. | | | |
| PO 1.4 | Commercial shipping lanes are not impaired by marinas and on-water structures. | DTS/DPF 1.4 | Marinas and on-water structures are set back 250m or more from commercial shipping lanes. |
| PO 1.5 | Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station. | DTS/DPF 1.5 | On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points. |
| PO 1.6 | Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures. | DTS/DPF 1.6 | None are applicable. |
| Environmental Protection | | | |
| PO 2.1 | Development is sited and designed to facilitate water circulation and exchange. | DTS/DPF 2.1 | None are applicable. |

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 | DTS/DPF 1.2 |
| 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/DPF 2.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility. | | None are applicable. | |
| PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places. | | DTS/DPF 2.2 None are applicable. | |
| PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities. | | DTS/DPF 2.3 None are applicable. | |
| Pedestrians and Cyclists | | | |
| PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points. | | DTS/DPF 3.1 None are applicable. | |
| Usability | | | |
| PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation. | | DTS/DPF 4.1 None are applicable. | |
| Safety and Security | | | |
| PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible. | | DTS/DPF 5.1 None are applicable. | |
| PO 5.2 Play equipment is located to maximise opportunities for passive surveillance. | | DTS/DPF 5.2 None are applicable. | |
| PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park. | | DTS/DPF 5.3 None are applicable. | |
| PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment. | | DTS/DPF 5.4 None are applicable. | |
| PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities. | | DTS/DPF 5.5 None are applicable. | |
| PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits. | | DTS/DPF 5.6 None are applicable. | |
| Signage | | | |
| PO 6.1 Signage is provided at entrances to and within the open space and recreation | | DTS/DPF 6.1 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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. | | | |
| Buildings and Structures | | | |
| PO 7.1 | | DTS/DPF 7.1 | |
| Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive. | | None are applicable. | |
| PO 7.2 | | DTS/DPF 7.2 | |
| Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open. | | None are applicable. | |
| PO 7.3 | | DTS/DPF 7.3 | |
| Development in open space is constructed to minimise the extent of impervious surfaces. | | None are applicable. | |
| PO 7.4 | | DTS/DPF 7.4 | |
| Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve. | | None are applicable. | |
| Landscaping | | | |
| PO 8.1 | | DTS/DPF 8.1 | |
| Open space and recreation facilities provide for the planting and retention of large trees and vegetation. | | None are applicable. | |
| PO 8.2 | | DTS/DPF 8.2 | |
| Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas. | | None are applicable. | |
| PO 8.3 | | DTS/DPF 8.3 | |
| Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity. | | None are applicable. | |
| PO 8.4 | | DTS/DPF 8.4 | |
| Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable. | | None are applicable. | |

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| 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: <p>(a) as primary locations for shopping, administrative, cultural, entertainment and community services</p> <p>(b) as a focus for regular social and business gatherings</p> <p>(c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.</p> | | 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: <p>(a) that support the needs of local residents and workers, particularly in underserviced locations</p> <p>(b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.</p> | | DTS/DPF 1.2 None are applicable. | |

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 3.1 | Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding. | DTS/DPF 3.2 | None are applicable. |

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer 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)

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

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| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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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 |
|--|---|
| General | |
| PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact. | DTS/DPF 1.2 None are applicable. |
| Caravan and Tourist Parks | |
| PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors. | DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation. |
| PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality. | DTS/DPF 2.4 None are applicable. |
| PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development. | DTS/DPF 2.5 None are applicable. |
| PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations. | DTS/DPF 2.6 None are applicable. |
| Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972 | |
| PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire). | DTS/DPF 3.1 None are applicable. |
| PO 3.2 | DTS/DPF 3.2 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided. | | None are applicable. | |
| PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved. | | DTS/DPF 3.3 None are applicable. | |
| PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: <ul style="list-style-type: none"> (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. | | DTS/DPF 3.4 None are applicable. | |

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. | | | |
| Sightlines | | | |
| PO 2.1 | | DTS/DPF 2.1 | |
| Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians. | | None are applicable. | |
| PO 2.2 | | DTS/DPF 2.2 | |
| Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | | None are applicable. | |
| Vehicle Access | | | |
| PO 3.1 | | DTS/DPF 3.1 | |
| Safe and convenient access minimises impact or interruption on the operation of public roads. | | The access is: | |
| | | (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or | |
| | | (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | | None are applicable. | |
| PO 3.3 | | DTS/DPF 3.3 | |
| Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use. | | None are applicable. | |
| PO 3.4 | | DTS/DPF 3.4 | |
| Access points are sited and designed to minimise any adverse impacts on neighbouring properties. | | None are applicable. | |
| PO 3.5 | | DTS/DPF 3.5 | |
| 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: | |
| | | (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner | |
| | | (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance | |
| | | (iii) 6m or more from the tangent point of an intersection of 2 or more roads | |
| | | (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. | |
| PO 3.6 | | DTS/DPF 3.6 | |
| Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate). | | 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 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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 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. | | DTS/DPF 3.8 None are applicable. | |
| PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads. | | DTS/DPF 3.9 None are applicable. | |
| 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. | | DTS/DPF 4.1 None are applicable. | |
| Vehicle Parking Rates | | | |
| PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. | | DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. | |
| Vehicle Parking Areas | | | |
| PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another. | | DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road. | |
| PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like. | | DTS/DPF 6.2 None are applicable. | |
| PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points. | | DTS/DPF 6.3 None are applicable. | |
| PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient. | | DTS/DPF 6.4 None are applicable. | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 6.5 | Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users. | DTS/DPF 6.5 | None are applicable. |
| PO 6.6 | Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site. | DTS/DPF 6.6 | Loading areas and designated parking spaces are wholly located within the site. |
| PO 6.7 | On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times. | DTS/DPF 6.7 | None are applicable. |
| Undercroft and Below Ground Garaging and Parking of Vehicles | | | |
| PO 7.1 | Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles. | DTS/DPF 7.1 | None are applicable. |
| Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks | | | |
| PO 8.1 | Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement. | DTS/DPF 8.2 | None are applicable. |
| Bicycle Parking in Designated Areas | | | |
| PO 9.1 | The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode. | DTS/DPF 9.1 | Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements. |
| PO 9.2 | Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft. | DTS/DPF 9.2 | None are applicable. |
| PO 9.3 | Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport. | DTS/DPF 9.3 | None are applicable. |
| Corner Cut-Offs | | | |
| PO 10.1 | Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1 | Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: |

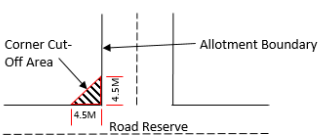
| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| | |  | |
| Heavy Vehicle Parking | | | |
| PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads. | DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: <ul style="list-style-type: none"> (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parked on the allotment at any time (e) the vehicle parking area achieves the following setbacks: <ul style="list-style-type: none"> (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: <ul style="list-style-type: none"> (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property. | | |
| PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | DTS/DPF 11.2 Heavy vehicles: <ul style="list-style-type: none"> (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator). | | |
| PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads. | DTS/DPF 11.3 None are applicable. | | |

Table 1 - General Off-Street Car Parking Requirements

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

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

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|---|--|
| Residential Flat Building | 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. 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. |
| Row Dwelling where vehicle access is from the primary street | 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded) | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Semi-Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Aged / Supported Accommodation | |
| Retirement facility | 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. |
| Supported accommodation | 0.2 spaces per dwelling for visitor parking. 0.3 spaces per bed. |
| Residential Development (Other) | |
| Ancillary accommodation | No additional requirements beyond those associated with the main dwelling. |
| Residential park | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. 0.3 spaces per bed. |
| Student accommodation | 0.3 spaces per bed. |
| Workers' accommodation | 0.5 spaces per bed plus 0.2 spaces per bed for visitor parking. |
| Tourist | |
| Caravan and tourist park | Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin. |
| Tourist accommodation other than a caravan and tourist park | 1 car parking space per accommodation unit / guest room. |
| Commercial Uses | |
| Auction room/ depot | 1 space per 100m2 of building floor area plus an additional 2 spaces. |
| Automotive collision repair | 3 spaces per service bay. |
| Motor repair station | 3 spaces per service bay. |
| Office | For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area. |
| Retail fuel outlet | 3 spaces per 100m2 gross leasable floor area. |
| Service trade premises | 2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes. |
| Shop (no commercial kitchen) | 5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Shop (in the form of a bulky goods outlet) | 2.5 spaces per 100m2 of gross leasable floor area. |
| Shop (in the form of a restaurant or involving a commercial kitchen) | Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 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 | |
| Community facility | For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area. |
| Educational facility | 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 |

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|-------------------------------------|---|
| Place of worship | time. |
| Child care facility | 1 space for every 3 visitor seats. |
| | For a child care centre, 0.25 spaces per child |
| | In all other cases, 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. |
| Hospital | 4.5 spaces per bed for a public hospital. |
| | 1.5 spaces per bed for a private hospital. |
| Recreational and Entertainment Uses | |
| Cinema complex | 0.2 spaces per seat. |
| Concert hall / theatre | 0.2 spaces per seat. |
| Hotel | 1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant. |
| Indoor recreation facility | 6.5 spaces per 100m ² of total floor area for a Fitness Centre |
| | 4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities. |
| Industry/Employment Uses | |
| Fuel depot | 1.5 spaces per 100m ² total floor area |
| | 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes. |
| Industry | 1.5 spaces per 100m ² of total floor area. |
| Store | 0.5 spaces per 100m ² of total floor area. |
| Timber yard | 1.5 spaces per 100m ² of total floor area |
| | 1 space per 100m ² of outdoor area used for display purposes. |
| Warehouse | 0.5 spaces per 100m ² total floor area. |
| Other Uses | |
| Funeral Parlour | 1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour. |
| Radio or Television Station | 5 spaces per 100m ² of total building floor area. |

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|--|--|
| | | | Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Non-residential development excluding tourist accommodation | 3 spaces per 100m2 of gross leasable floor area. | 6 spaces per 100m2 of gross leasable floor area. | Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone |
| Non-residential development excluding tourist accommodation | 3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop | 3 spaces per 100 square metres of gross leasable floor area | Urban Neighbourhood Zone in Bowden |
| Tourist accommodation | 1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms | 1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms | City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential development | | | |
| Residential component of a multi-storey building | Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking. | None specified. | City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| | | | Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential component of a multi-storey building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| 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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential flat building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Row dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Semi-detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |

Table 3 - Off-Street Bicycle Parking Requirements

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

| Class of Development | Bicycle Parking Rate | | | | | | | |
|--|---|-----------------|----------------------------|--|--|-----------|------------------|--|
| | Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type. | | | | | | | |
| Consulting room | 1 space per 20 employees plus 1 space per 20 consulting rooms for customers. | | | | | | | |
| Educational facility | For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students. | | | | | | | |
| Hospital | 1 space per 15 beds plus 1 space per 30 beds for visitors. | | | | | | | |
| Indoor recreation facility | 1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors. | | | | | | | |
| Licensed Premises | 1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area. | | | | | | | |
| Office | 1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors. | | | | | | | |
| Child care facility | 1 space per 20 full time employees plus 1 space per 40 full time children. | | | | | | | |
| Recreation area | 1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers. | | | | | | | |
| Residential flat building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors. | | | | | | | |
| Residential component of a multi-storey building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors. | | | | | | | |
| Shop | 1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers. | | | | | | | |
| Tourist accommodation | 1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors. | | | | | | | |
| Schedule to Table 3 | <table><tr><th>Designated Area</th><th>Relevant part of the State</th></tr><tr><td colspan="2">The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</td></tr><tr><td>All zones</td><td>City of Adelaide</td></tr></table> | 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 | |
| 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 | | | | | | | |

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|----------|---|-----------------------|
| | Business Neighbourhood Zone 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 | Metropolitan Adelaide |

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources. | | Wastewater lagoons are set back 50m or more from watercourse banks. | |
| <p>PO 2.3</p> <p>Wastewater lagoons are designed and sited to:</p> <p>(a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.</p> | | <p>DTS/DPF 2.3</p> <p>None are applicable.</p> | |
| <p>PO 2.4</p> <p>Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.</p> | | <p>DTS/DPF 2.4</p> <p>Waste operations areas are set back 100m or more from watercourse banks.</p> | |
| Amenity | | | |
| <p>PO 3.1</p> <p>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.</p> | | <p>DTS/DPF 3.1</p> <p>None are applicable.</p> | |
| <p>PO 3.2</p> <p>Access routes to waste treatment and management facilities via residential streets is avoided.</p> | | <p>DTS/DPF 3.2</p> <p>None are applicable.</p> | |
| <p>PO 3.3</p> <p>Litter control measures minimise the incidence of windblown litter.</p> | | <p>DTS/DPF 3.3</p> <p>None are applicable.</p> | |
| <p>PO 3.4</p> <p>Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.</p> | | <p>DTS/DPF 3.4</p> <p>None are applicable.</p> | |
| Access | | | |
| <p>PO 4.1</p> <p>Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.</p> | | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> | |
| <p>PO 4.2</p> <p>Suitable access for emergency vehicles is provided to and within waste treatment or management sites.</p> | | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> | |
| Fencing and Security | | | |
| <p>PO 5.1</p> <p>Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.</p> | | <p>DTS/DPF 5.1</p> <p>Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.</p> | |
| Landfill | | | |
| <p>PO 6.1</p> <p>Landfill gas emissions are managed in an environmentally acceptable manner.</p> | | <p>DTS/DPF 6.1</p> <p>None are applicable.</p> | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------------|--|---|---|
| PO 6.2 | Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 6.2 | Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone. |
| PO 6.3 | Landfill facilities are located on land that is not subject to land slip. | DTS/DPF 6.3 | None are applicable. |
| PO 6.4 | Landfill facilities are separated from areas subject to flooding. | DTS/DPF 6.4 | Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Organic Waste Processing Facilities | | | |
| PO 7.1 | Organic waste processing facilities are separated from the coast to avoid potential environment harm. | DTS/DPF 7.1 | Organic waste processing facilities are set back 500m or more from the coastal high water mark. |
| PO 7.2 | Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 7.3 | Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone. |
| PO 7.4 | Organic waste processing facilities are located on land that is not subject to land slip. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Organic waste processing facilities separated from areas subject to flooding. | DTS/DPF 7.5 | Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Major Wastewater Treatment Facilities | | | |
| PO 8.1 | Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 8.2 | None are applicable. |

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|-----------------|--|---|
| 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 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers. | DTS/DPF 1.4 None are applicable. |

Admin - No criteria applies to this land use

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

Policy24


P&D Code (in effect) - Version 2023.13 - 31/08/2023

16 SHEPHERDSON RD PARAFIELD GARDENS SA 5107

Address:

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

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



Property Zoning Details

Zone

General Neighbourhood

Overlay

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

Affordable Housing

Building Near Airfields

Defence Aviation Area (All structures over 90 metres)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Traffic Generating Development

Urban Tree Canopy

Selected Development(s)

Fence

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Fence - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| 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 |

Page 1 of 7

Printed on 9/1/2023

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|----------|---|
| | compromising residential amenity. |

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development (Column A) | Exceptions (Column B) |
|--|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by: (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 (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building (e) retirement facility (f) student accommodation (g) supported accommodation. | Except development that: 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). |
| 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 |

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| | | (b) 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). | |
| 5. Any development involving any of the following (or of any combination of any of the following): | | None specified. | |
| (a) air handling unit, air conditioning system or exhaust fan | | | |
| (b) carport | | | |
| (c) deck | | | |
| (d) fence | | | |
| (e) internal building works | | | |
| (f) land division | | | |
| (g) outbuilding | | | |
| (h) pergola | | | |
| (i) private bushfire shelter | | | |
| (j) recreation area | | | |
| (k) replacement building | | | |
| (l) retaining wall | | | |
| (m) shade sail | | | |
| (n) solar photovoltaic panels (roof mounted) | | | |
| (o) swimming pool or spa pool and associated swimming pool safety features | | | |
| (p) temporary accommodation in an area affected by bushfire | | | |
| (q) tree damaging activity | | | |
| (r) verandah | | | |
| (s) water tank. | | | |
| 6. Alteration of or addition to any development involving the following (or of any combination of any of the following): | | Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5. | |
| (a) child care facility | | | |
| (b) community facility | | | |
| (c) educational facility. | | | |
| 7. Demolition. | | Except any of the following: | |
| | | 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) | |
| | | 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). | |
| 8. Railway line. | | Except where located outside of a rail corridor or rail reserve. | |
| Placement of Notices - Exemptions for Performance Assessed Development | | | |
| None specified. | | | |
| Placement of Notices - Exemptions for Restricted Development | | | |
| None specified. | | | |

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Built Form | |
| PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> . |

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

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 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

Policy24

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Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| All Development | |
| Fences and walls | |
| PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | DTS/DPF 9.1 None are applicable. |

Transport, Access and Parking


Assessment Provisions (AP)

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 |
|---------------------|---|
| Sightlines | |
| PO 2.2 | DTS/DPF 2.2 |

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| Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | | None are applicable. | |
| Corner Cut-Offs | | | |
| PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | | DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:  | |

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16 SHEPHERDSON RD PARAFIELD GARDENS SA 5107

Address:

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

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

**Property Zoning Details****Zone**

General Neighbourhood

Overlay

Airport Building Heights (Regulated) (All structures over 45 metres)
 Affordable Housing
 Building Near Airfields
 Defence Aviation Area (All structures over 90 metres)
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Traffic Generating Development
 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
- Brush fence
- Building alterations
- Building work on railway land
- Carport
- Excavation
- Filling of land
- Ground intruding activity
- Outbuilding
- Partial demolition of a building or structure
- Private bushfire shelter
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool and associated swimming pool safety features
- Verandah
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

- Ancillary accommodation
- Carport
- Deck
- 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
 - 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.
- Land division
- 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
- Deck
- Demolition
- Detached dwelling
- Dwelling addition

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
- 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.

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| 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. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Land Use and Intensity | |
| PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Child care facility (c) Community facility (d) Consulting room (e) Dwelling (f) Educational facility (g) Office (h) Place of Worship (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Shop (m) Student accommodation (n) Supported accommodation |
| PO 1.2 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: <ul style="list-style-type: none"> (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. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 | DTS/DPF 1.3 |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | None are applicable. | | | | | | | | | | | | | | | | | | |
|--|--|--|--|---------------------------------|--|--|--|------------------------|-------------------|----|--|-------------------|---------------|----------------|---|-------------|---|---|-------------|
| <div>PO 1.4</div> <div>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</div> | <div>DTS/DPF 1.4</div> <div>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</div> <div><div>(a)</div><div>it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<div><div>(i)</div><div>does not exceed 50m² gross leasable floor area</div><div>(ii)</div><div>does not involve the display of goods in a window or about the dwelling or its curtilage</div></div></div><div><div>(b)</div><div>it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:<div><div>(i)</div><div>the building is a State or Local Heritage Place</div><div>(ii)</div><div>is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes</div></div></div><div><div>(c)</div><div>is located more than 500m from an Activity Centre and satisfies one of the following:<div><div>(i)</div><div>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</div><div>(ii)</div><div>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</div></div></div><div><div>(d)</div><div>the development site abuts an Activity Centre and all the following are satisfied:<div><div>(i)</div><div>it does not exceed 200m² gross leasable floor area (individually or combined, in a single building)</div><div>(ii)</div><div>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:<div><div>A.</div><div>50% of the existing gross leasable floor area within the Activity Centre</div><div>B.</div><div>1000m².</div></div></div></div></div></div></div></div></div> | | | | | | | | | | | | | | | | | | |
| <div>PO 1.5</div> <div>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</div> | <div>DTS/DPF 1.5</div> <div>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:</div> <div><div>(a)</div><div>set back at least 3m from any boundary shared with a residential land use</div><div>(b)</div><div>building height not exceeding 1 building level</div><div>(c)</div><div>the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</div><div>(d)</div><div>off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</div></div> | | | | | | | | | | | | | | | | | | |
| Site Dimensions and Land Division | | | | | | | | | | | | | | | | | | | |
| <div>PO 2.1</div> <div>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.</div> | <div>DTS/DPF 2.1</div> <div>Development will not result in more than 1 dwelling on an existing allotment</div> <div>or</div> <div>Allotments/sites for residential purposes accord with the following:</div> <table><tr><th>Dwelling Type</th><th>Minimum site/allotment area per dwelling</th><th>Minimum site/allotment frontage</th></tr><tr><td>Detached dwelling (not in a terrace arrangement)</td><td>300m² (exclusive of any battle-axe allotment 'handle')</td><td>9m where not on a battle-axe site 5m where on a battle-axe site</td></tr><tr><td>Semi-detached dwelling</td><td>300m²</td><td>9m</td></tr><tr><td>Row dwelling (or detached dwelling in a terrace arrangement)</td><td>250m²</td><td>7m (averaged)</td></tr><tr><td>Group dwelling</td><td>300m² (average, including common areas)</td><td>15m (total)</td></tr><tr><td>Dwelling within a residential flat building</td><td>300m² (average, including common areas)</td><td>15m (total)</td></tr></table> | Dwelling Type | Minimum site/allotment area per dwelling | Minimum site/allotment frontage | Detached dwelling (not in a terrace arrangement) | 300m ² (exclusive of any battle-axe allotment 'handle') | 9m where not on a battle-axe site 5m where on a battle-axe site | Semi-detached dwelling | 300m ² | 9m | Row dwelling (or detached dwelling in a terrace arrangement) | 250m ² | 7m (averaged) | Group dwelling | 300m ² (average, including common areas) | 15m (total) | Dwelling within a residential flat building | 300m ² (average, including common areas) | 15m (total) |
| Dwelling Type | Minimum site/allotment area per dwelling | Minimum site/allotment frontage | | | | | | | | | | | | | | | | | |
| Detached dwelling (not in a terrace arrangement) | 300m ² (exclusive of any battle-axe allotment 'handle') | 9m where not on a battle-axe site 5m where on a battle-axe site | | | | | | | | | | | | | | | | | |
| Semi-detached dwelling | 300m ² | 9m | | | | | | | | | | | | | | | | | |
| Row dwelling (or detached dwelling in a terrace arrangement) | 250m ² | 7m (averaged) | | | | | | | | | | | | | | | | | |
| Group dwelling | 300m ² (average, including common areas) | 15m (total) | | | | | | | | | | | | | | | | | |
| Dwelling within a residential flat building | 300m ² (average, including common areas) | 15m (total) | | | | | | | | | | | | | | | | | |
| <div>PO 2.2</div> <div>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</div> | <div>DTS/DPF 2.2</div> <div>Where the site of a dwelling does not comprise an entire allotment:</div> <div><div>(a)</div><div>the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1</div></div> | | | | | | | | | | | | | | | | | | |

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|---|--|--|--|
| | | such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback | |
| | | (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table | |
| 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. | | DTS/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 building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street. | |
| Boundary Walls | | | |
| PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | | DTS/DPF 7.1 Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3m in wall height (ii) 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 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | | DTS/DPF 7.2 Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site. | |
| Side boundary setback | | | |
| PO 8.1 Building walls are set back from side boundaries to provide: (a) separation between buildings in a way that contributes to a suburban character and (b) access to natural light and ventilation for neighbours. | | DTS/DPF 8.1 Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. | |
| Rear boundary setback | | | |
| PO 9.1 Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide: (a) separation between buildings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. | | DTS/DPF 9.1 Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: (a) if the size of the site is less than 301m2— (i) 3m in relation to the ground floor of the building (ii) 5m in relation to any other building level of the building (b) if the size of the site is 301m2 or more— (i) 4m in relation to the ground floor of the building (ii) 6m in relation to any other building level of the building. | |
| Concept Plans | | | |
| 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 | | DTS/DPF 10.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: | |

Policy24

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staging of development and provision of infrastructure.

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.

Ancillary Buildings and Structures

PO 11.1

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

DTS/DPF 11.1

Ancillary buildings:

(a)

are ancillary to a dwelling erected on the same site

(b)

have a floor area not exceeding 60m2

(c)

are not constructed, added to or altered so that any part is situated:

(i)

in front of any part of the building line of the dwelling to which it is ancillary or

(ii)

within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d)

in the case of a garage or carport, the garage or carport:

(i)

is set back at least 5.5m from the boundary of the primary street

(ii)

have a door / opening not exceeding:

A.

for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser

B.

for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e)

if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:

(i)

a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and

(ii)

the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f)

if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g)

will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h)

have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(i)

have a roof height where no part of the roof is more than 5m above the natural ground level

(j)

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

(k)

retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(l)

a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)

Minimum percentage of site

<150

10%

150-200

15%

201-450

20%

>450

25%

(ii)

the amount of existing soft landscaping prior to the development occurring.

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | | | | | | | |
|--|---|----------------|------------|--------|------|--------|------|
| <div>PO 11.2</div> <div>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.</div> | <div>DTS/DPF 11.2</div> <div>Ancillary buildings and structures do not result in:</div> <div><div>(a)</div><div>less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</div></div> <div><div>(b)</div><div>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.</div></div> | | | | | | |
| <div>PO 11.3</div> <div>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</div> | <div>DTS/DPF 11.3</div> <div>Non-residential ancillary buildings and structures:</div> <div><div>(a)</div><div>are ancillary and subordinate to an existing non-residential use on the same site</div></div> <div><div>(b)</div><div>have a floor area not exceeding the following:</div><table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table></div> <div><div>(c)</div><div>are not constructed, added to or altered so that any part is situated:<div><div>(i)</div><div>in front of any part of the building line of the main building to which it is ancillary or</div></div><div><div>(ii)</div><div>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div></div> <div><div>(d)</div><div>in the case of a garage or carport, the garage or carport:<div><div>(i)</div><div>is set back at least 5.5m from the boundary of the primary street</div></div></div></div> <div><div>(e)</div><div>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:<div><div>(i)</div><div>a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</div></div><div><div>(ii)</div><div>the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</div></div></div></div> <div><div>(f)</div><div>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</div></div> <div><div>(g)</div><div>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</div></div> <div><div>(h)</div><div>have a wall height (or post height) not exceeding 3m (and not including a gable end)</div></div> <div><div>(i)</div><div>have a roof height where no part of the roof is more than 5m above the natural ground level</div></div> <div><div>(j)</div><div>if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</div></div> | Allotment size | Floor area | ≤500m² | 60m² | >500m² | 80m² |
| Allotment size | Floor area | | | | | | |
| ≤500m² | 60m² | | | | | | |
| >500m² | 80m² | | | | | | |
| Advertisements | | | | | | | |
| <div>PO 12.1</div> <div>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</div> | <div>DTS/DPF 12.1</div> <div>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.</div> | | | | | | |

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development (Column A) | Exceptions (Column B) |
|------------------------------------|--------------------------|
|------------------------------------|--------------------------|

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building (e) retirement facility (f) student accommodation (g) supported accommodation. | Except development that: 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). |
| 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 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). |
| 5. 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) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. | None specified. |
| 6. Alteration of or addition to any development involving the following (or of any combination of any of the following): (a) child care facility (b) community facility (c) educational facility. | Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5. |
| 7. Demolition. | Except any of the following: |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|--|---|
| | | <ol style="list-style-type: none"> the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | | Except where located outside of a rail corridor or rail reserve. |
| Placement of Notices - Exemptions for Performance Assessed Development | | |
| None specified. | | |
| Placement of Notices - Exemptions for Restricted Development | | |
| None specified. | | |

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Division | |
| PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing. | DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings. |
| PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes. | DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: <ol style="list-style-type: none"> it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development. |
| PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration. | DTS/DPF 1.3 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| Built Form and Character | | | |
| PO 2.1 | | DTS/DPF 2.1 | |
| Affordable housing is designed to complement the design and character of residential development within the locality. | | None are applicable. | |
| Affordable Housing Incentives | | | |
| PO 3.1 | | 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. | |
| PO 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. | | <p>Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:</p> <ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development. | |
| Movement and Car Parking | | | |
| PO 4.1 | | DTS/DPF 4.1 | |
| Sufficient car parking is provided to meet the needs of occupants of affordable housing. | | <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> (a) 0.3 carpark per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p> | |

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from

Policy24 **P&D Code (in effect) - Version 2023.13 - 31/08/2023**

Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|--|---|
| <p>Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):</p> <p>(a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or</p> <p>(b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or</p> <p>(c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments</p> | Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> . | To provide direction on the conditions required to secure the provision of dwellings or allotments for 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)

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

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

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

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---------------------------------|---------------|---------------------|---------------------|
|---------------------------------|---------------|---------------------|---------------------|

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|---|
| Any of the following classes of development: | | | |
| (a) | building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i> | The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth. | To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities. |
| (b) | building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> . | | |
| | | 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)

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

Procedural Matters (PM) - Referrals

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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---------------|---|---------------------|
| 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 | |
|-----------------|--|
| DO 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Built Form | |
| PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> . |
| PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas. | DTS/DPF 1.2 Development does not include exhaust stacks. |

Procedural Matters (PM) - Referrals

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

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

Procedural Matters (PM) - Referrals

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

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

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 and Health | |
| <p>PO 1.1</p> <p>Regulated trees are retained where they:</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| <div><div>(a) make an important visual contribution to local character and amenity</div><div>(b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or</div><div>(c) provide an important habitat for native fauna.</div></div> | | | |
| <div><div>PO 1.2</div><div>Significant trees are retained where they:</div><div><div>(a) make an important contribution to the character or amenity of the local area</div><div>(b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species</div><div>(c) represent an important habitat for native fauna</div><div>(d) are part of a wildlife corridor of a remnant area of native vegetation</div><div>(e) are important to the maintenance of biodiversity in the local environment and / or</div><div>(f) form a notable visual element to the landscape of the local area.</div></div></div> | | <div><div>DTS/DPF 1.2</div><div>None are applicable.</div></div> | |
| <div><div>PO 1.3</div><div>A tree damaging activity not in connection with other development satisfies (a) and (b):</div><div><div>(a) tree damaging activity is only undertaken to:<div><div>(i) remove a diseased tree where its life expectancy is short</div><div>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like</div><div>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:<div><div>A. a Local Heritage Place</div><div>B. a State Heritage Place</div><div>C. a substantial building of value</div></div></div></div><div>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</div><div>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</div><div>(v) treat disease or otherwise in the general interests of the health of the tree and / or</div><div>(vi) maintain the aesthetic appearance and structural integrity of the tree</div></div><div>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</div></div></div> | | <div><div>DTS/DPF 1.3</div><div>None are applicable.</div></div> | |
| <div><div>PO 1.4</div><div>A tree-damaging activity in connection with other development satisfies all the following:</div><div><div>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</div><div>(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.</div></div></div> | | <div><div>DTS/DPF 1.4</div><div>None are applicable.</div></div> | |
| Ground work affecting trees | | | |
| <div><div>PO 2.1</div><div>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</div></div> | | <div><div>DTS/DPF 2.1</div><div>None are applicable.</div></div> | |
| Land Division | | | |
| <div><div>PO 3.1</div><div>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</div></div> | | <div><div>DTS/DPF 3.1</div><div>Land division where:<div><div>(a) there are no regulated or significant trees located within or adjacent to the plan of division or</div><div>(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.</div></div></div></div> | |

Procedural Matters (PM) - Referrals

Policy24 **P&D Code (in effect) - Version 2023.13 - 31/08/2023**

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | 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)

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

Procedural Matters (PM) - Referrals

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

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

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

Traffic Generating Development Overlay**Assessment Provisions (AP)****Desired Outcome (DO)**

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Traffic Generating Development | |
| PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network. | DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development. | DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network. | DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|----------|--|
| | (c) commercial development with a gross floor area of 10,000m ² or more (d) retail development with a gross floor area of 2,000m ² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (f) industry with a gross floor area of 20,000m ² or more (g) educational facilities with a capacity of 250 students or more. |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---------------------------|---|--|
| Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m ² or more (d) retail development with a gross floor area of 2,000m ² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (f) industry with a gross floor area of 20,000m ² or more (g) educational facilities with a capacity of 250 students or more. | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | |
|--|---|-------------------------|---|---|
| PO 1.1 Trees are planted or retained to contribute to an urban tree canopy. | DTS/DPF 1.1 | | | |
| | Tree planting is provided in accordance with the following: | | | |
| | Site size per dwelling (m ²) | | Tree size* and number required per dwelling | |
| | <450 | | 1 small tree | |
| | 450-800 | | 1 medium tree or 2 small trees | |
| | >800 | | 1 large tree or 2 medium trees or 4 small trees | |
| | *refer Table 1 Tree Size | | | |
| Table 1 Tree Size | | | | |
| Tree size | | Mature height (minimum) | Mature spread (minimum) | Soil area around tree within development site (minimum) |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | Small | 4 m | 2m | 10m ² and min. dimension of 1.5m | | | | | | | | | | | | | | | | | | | |
|--|---|--|---|---|------------------------|--|--|--|------------------------------------|------------------------------------|--|--------------------------------|------|------|---|----------------------------------|-------|------|---|-----------------------------------|------|-----|---|
| | Medium | 6 m | 4 m | 30m ² and min. dimension of 2m | | | | | | | | | | | | | | | | | | | |
| | Large | 12 m | 8m | 60m ² and min. dimension of 4m | | | | | | | | | | | | | | | | | | | |
| | The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017. | | | | | | | | | | | | | | | | | | | | | | |
| | <table><tr><th colspan="4">Table 2 Tree Discounts</th></tr><tr><th>Retained tree height (Column A)</th><th>Retained tree spread (Column B)</th><th>Retained soil area around tree within development site (Column C)</th><th>Discount applied (Column D)</th></tr><tr><td>4-6m</td><td>2-4m</td><td>10m² and min. dimension of 1.5m</td><td>2 small trees (or 1 medium tree)</td></tr><tr><td>6-12m</td><td>4-8m</td><td>30m² and min. dimension of 3m</td><td>2 medium trees (or 4 small trees)</td></tr><tr><td>>12m</td><td>>8m</td><td>60m² and min. dimension of 6m</td><td>2 large trees (or 4 medium trees, or 8 small trees)</td></tr></table> | | | | Table 2 Tree Discounts | | | | Retained tree height (Column A) | Retained tree spread (Column B) | Retained soil area around tree within development site (Column C) | Discount applied (Column D) | 4-6m | 2-4m | 10m ² and min. dimension of 1.5m | 2 small trees (or 1 medium tree) | 6-12m | 4-8m | 30m ² and min. dimension of 3m | 2 medium trees (or 4 small trees) | >12m | >8m | 60m ² and min. dimension of 6m |
| Table 2 Tree Discounts | | | | | | | | | | | | | | | | | | | | | | | |
| Retained tree height (Column A) | Retained tree spread (Column B) | Retained soil area around tree within development site (Column C) | Discount applied (Column D) | | | | | | | | | | | | | | | | | | | | |
| 4-6m | 2-4m | 10m ² and min. dimension of 1.5m | 2 small trees (or 1 medium tree) | | | | | | | | | | | | | | | | | | | | |
| 6-12m | 4-8m | 30m ² and min. dimension of 3m | 2 medium trees (or 4 small trees) | | | | | | | | | | | | | | | | | | | | |
| >12m | >8m | 60m ² and min. dimension of 6m | 2 large trees (or 4 medium trees, or 8 small trees) | | | | | | | | | | | | | | | | | | | | |
| Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved. | | | | | | | | | | | | | | | | | | | | | | | |

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

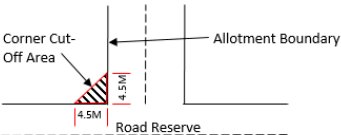
Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---|---|--|
| PO 1.5 | Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality. | DTS/DPF 1.5 | None are applicable. |
| Proliferation of Advertisements | | | |
| PO 2.1 | Proliferation of advertisements is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.1 | No more than one freestanding advertisement is displayed per occupancy. |
| PO 2.2 | Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness. | DTS/DPF 2.2 | Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure. |
| PO 2.3 | Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.3 | Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall. |
| Advertising Content | | | |
| PO 3.1 | Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness. | DTS/DPF 3.1 | Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement. |
| Amenity Impacts | | | |
| PO 4.1 | Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers. | DTS/DPF 4.1 | Advertisements do not incorporate any illumination. |
| Safety | | | |
| PO 5.1 | Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access. | DTS/DPF 5.1 | Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign. |
| PO 5.2 | Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination. | DTS/DPF 5.2 | No advertisement illumination is proposed. |
| PO 5.3 | Advertisements and/or advertising hoardings do not create a hazard to drivers by: <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal | DTS/DPF 5.3 | Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| <p>(b) obscuring or impairing drivers' view of official traffic signs or signals</p> <p>(c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.</p> | <p>(b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram</p>  | | |
| | | | |
| | | | |
| | | | |
| <p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p> | <p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p> | | |
| <p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p> | <p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <p>(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</p> <p>(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</p> <p>(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:</p> <p>(a) 110 km/h road - 14m</p> <p>(b) 100 km/h road - 13m</p> <p>(c) 90 km/h road - 10m</p> <p>(d) 70 or 80 km/h road - 8.5m.</p> | | |
| <p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p> | <p>DTS/DPF 5.6</p> <p>Advertising:</p> <p>(a) is not illuminated</p> <p>(b) does not incorporate a moving or changing display or message</p> <p>(c) does not incorporate a flashing light(s).</p> | | |

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|--|---|---|
| PO 1.2 | Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 | None are applicable. |
| Horse Keeping | | | |
| PO 2.1 | Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour. | DTS/DPF 2.2 | Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment. |
| PO 2.3 | All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 2.3 | Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area. |
| PO 2.4 | To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse. | DTS/DPF 2.4 | Stables, horse shelters and associated yards are set back 50m or more from a watercourse. |
| PO 2.5 | Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff. | DTS/DPF 2.5 | Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10). |
| Kennels | | | |
| PO 3.1 | Kennel flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 3.1 | The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down. |
| PO 3.2 | Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. | DTS/DPF 3.2 | Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership. |
| PO 3.3 | Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour. | DTS/DPF 3.3 | Kennels are sited in association with a permanent dwelling on the land. |
| Wastes | | | |
| PO 4.1 | Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin. | DTS/DPF 4.1 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|---|---|--|
| PO 4.2 | Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources. | DTS/DPF 4.2 | Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas. |

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land-based Aquaculture | |
| PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers. | DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater. | DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters. | DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment. | DTS/DPF 1.5 None are applicable. |
| PO 1.6 | DTS/DPF 1.6 |

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| Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission. | | The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . | |
| PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment. | | DTS/DPF 1.7 None are applicable. | |
| Marine Based Aquaculture | | | |
| PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. | | DTS/DPF 2.1 None are applicable. | |
| PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm. | | DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . | |
| PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters. | | DTS/DPF 2.3 The development does not include toilet facilities located over water. | |
| PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark. | | DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . | |
| PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. | | DTS/DPF 2.5 None are applicable. | |
| PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment. | | DTS/DPF 2.6 None are applicable. | |
| PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water | | DTS/DPF 2.7 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| <div><div>(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</div><div>(d)positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.</div></div> | | | |
| <div><div>PO 2.8</div><div>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.</div></div> | | <div><div>DTS/DPF 2.8</div><div>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</div></div> | |
| <div><div>PO 2.9</div><div>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</div></div> | | <div><div>DTS/DPF 2.9</div><div>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</div></div> | |
| <div><div>PO 2.10</div><div>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</div></div> | | <div><div>DTS/DPF 2.10</div><div>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</div></div> | |
| <div><div>PO 2.11</div><div>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:<div><div>(a)being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape</div><div>(b)making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable</div><div>(c)incorporating appropriate waste treatment and disposal.</div></div></div></div> | | <div><div>DTS/DPF 2.11</div><div>The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.</div></div> | |
| Navigation and Safety | | | |
| <div><div>PO 3.1</div><div>Marine aquaculture sites are suitably marked to maintain navigational safety.</div></div> | | <div><div>DTS/DPF 3.1</div><div>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</div></div> | |
| <div><div>PO 3.2</div><div>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</div></div> | | <div><div>DTS/DPF 3.2</div><div>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</div></div> | |
| Environmental Management | | | |
| <div><div>PO 4.1</div><div>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</div></div> | | <div><div>DTS/DPF 4.1</div><div>None are applicable.</div></div> | |
| <div><div>PO 4.2</div><div>Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.</div></div> | | <div><div>DTS/DPF 4.2</div><div>None are applicable.</div></div> | |
| <div><div>PO 4.3</div><div>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</div></div> | | <div><div>DTS/DPF 4.3</div><div>None are applicable.</div></div> | |
| <div><div>PO 4.4</div><div>Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent</div></div> | | <div><div>DTS/DPF 4.4</div><div>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</div></div> | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| pollution of waters, wetlands, or the nearby coastline. | |

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Odour and Noise | |
| PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production. | DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser. |
| PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership. | DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours. |
| Water Quality | |
| PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources. | DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores. |
| PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a | DTS/DPF 2.2 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| manner to prevent pollution of water resources. | | | |
| PO 2.3 | Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems. | DTS/DPF 2.4 | None are applicable. |
| Wastewater Irrigation | | | |
| PO 3.1 | Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land. | DTS/DPF 3.2 | Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership. |
| PO 3.3 | Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: <ul style="list-style-type: none"> (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. | DTS/DPF 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 and Design | |
| PO 1.1 | DTS/DPF 1.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| 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 exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more. | |
| Buffers and Landscaping | | | |
| PO 2.1 | | 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. | |
| PO 2.2 | | DTS/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 4.1 | | 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 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|---|---|
| Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | <p>One of the following is satisfied:</p> <p>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</p> |

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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. | |
| Safety | | | |
| PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable. | DTS/DPF 2.1 None are applicable. | | |
| PO 2.2 Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2 None are applicable. | | |
| PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 None are applicable. | | |
| PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 None are applicable. | | |
| PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 None are applicable. | | |
| Landscaping | | | |
| PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. | DTS/DPF 3.1 None are applicable. | | |
| PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species. | DTS/DPF 3.2 None are applicable. | | |
| Environmental Performance | | | |
| PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 None are applicable. | | |
| PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 None are applicable. | | |
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| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---|---|--|
| PO 4.3 | Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |
| PO 6.1 | Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1 | Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Carparking Appearance | | | |
| PO 7.1 | Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3 | None are applicable. |
| PO 7.4 | Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 | None are applicable. |
| PO 7.6 | Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|---|
| PO 7.7 | Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 | None are applicable. |
| Earthworks and sloping land | | | |
| PO 8.1 | Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 | Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2 | Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). | DTS/DPF 8.2 | Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. |
| PO 8.3 | Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3 | None are applicable. |
| PO 8.4 | Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion. | DTS/DPF 8.4 | None are applicable. |
| PO 8.5 | Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability. | DTS/DPF 8.5 | None are applicable. |
| Fences and Walls | | | |
| PO 9.1 | Fences, walls and retaining walls 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/DPF 9.1 | None are applicable. |
| PO 9.2 | Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts. | DTS/DPF 9.2 | A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |
| Overlooking / Visual Privacy (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 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|---|---|
| | | (c) | incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | | |
| All Residential development | | | |
| Front elevations and passive surveillance | | | |
| PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street. | | |
| PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. | | |
| Outlook and amenity | | | |
| PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas. | | |
| 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. | | |
| Ancillary Development | | | |
| PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m ² (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and | | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | | | | | | |
|---|---|--|----------------------------|--------------------|------------------|--------------------|------------------|---------|-----|------|-----|
| | <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| 201-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p> | <p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |
| <p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p> | <p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment</p> <p>or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p> | | | | | | | | | | |
| <p>PO 13.4</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p> | <p>DTS/DPF 13.4</p> <p>Non-residential ancillary buildings and structures:</p> <p>(a) are ancillary and subordinate to an existing non-residential use on the same site</p> <p>(b) have a floor area not exceeding the following:</p> <table border="1"> <thead> <tr> <th>Allotment size</th><th>Floor area</th></tr> </thead> <tbody> <tr> <td>≤500m²</td><td>60m²</td></tr> <tr> <td>>500m²</td><td>80m²</td></tr> </tbody> </table> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the main building to which it is ancillary</p> <p>or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has</p> | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² | | | | |
| Allotment size | Floor area | | | | | | | | | | |
| ≤500m ² | 60m ² | | | | | | | | | | |
| >500m ² | 80m ² | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--------------------|---|--|--|
| | | boundaries on two or more roads) | |
| | | <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</p> | |
| Garage appearance | | | |
| PO 14.1 | Garaging is designed to not detract from the streetscape or appearance of a dwelling. | DTS/DPF 14.1 | Garages and carports facing a street: |
| | | <p>(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening not exceeding 7m in width</p> <p>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</p> | |
| Massing | | | |
| PO 15.1 | The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 15.1 | None are applicable |
| Dwelling additions | | | |
| PO 16.1 | Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements. | DTS / DPF 16.1 | Dwelling additions: |
| | | <p>(a) are not constructed, added to or altered so that any part is situated closer to a public street do not result in:</p> <p>(b)</p> <p>(i) excavation exceeding a vertical height of 1m</p> <p>(ii) filling exceeding a vertical height of 1m</p> <p>(iii) a total combined excavation and filling vertical height of 2m or more</p> <p>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space</p> <p>(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</p> <p>(vi) upper level windows facing side or rear boundaries unless:</p> <p>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</p> <p>B. have sill heights greater than or equal to 1.5m above finished floor level or</p> <p>C. incorporate screening to a height of 1.5m above finished floor level</p> <p>(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:</p> <p>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</p> <p>B. 1.7m above finished floor level in all other cases.</p> | |
| Private Open Space | | | |
| PO 17.1 | Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 17.1 | Private open space is provided in accordance with Design Table 1 - Private Open Space. |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| Water Sensitive Design | |
| <p>PO 18.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p> | <p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <p>(a) 80 per cent reduction in average annual total suspended solids</p> <p>(b) 60 per cent reduction in average annual total phosphorus</p> <p>(c) 45 per cent reduction in average annual total nitrogen.</p> |
| <p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p> | <p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <p>(a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and</p> <p>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.</p> |
| Car parking, access and manoeuvrability | |
| <p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p> | <p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <p>(a) single width car parking spaces:</p> <p>(i) a minimum length of 5.4m per space</p> <p>(ii) a minimum width of 3.0m</p> <p>(iii) a minimum garage door width of 2.4m</p> <p>(b) double width car parking spaces (side by side):</p> <p>(i) a minimum length of 5.4m</p> <p>(ii) a minimum width of 5.4m</p> <p>(iii) minimum garage door width of 2.4m per space.</p> |
| <p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p> | <p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <p>(a) a minimum length of 5.4m</p> <p>(b) a minimum width of 2.4m</p> <p>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</p> |
| <p>PO 19.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p> | <p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p> |
| <p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p> | <p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(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</p> <p>(b) where newly proposed:</p> <p>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads</p> <p>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing</p> <p>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.</p> |
| <p>PO 19.5</p> | <p>DTS/DPF 19.5</p> |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|---|---|
| <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p> | <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: <div data-bbox="877 336 1356 963" style="text-align: center;"> </div> <ul style="list-style-type: none"> (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site |
| <p>PO 19.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p> | <p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| Waste storage | |
| <p>PO 20.1</p> <p>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</p> | <p>DTS/DPF 20.1</p> <p>None are applicable.</p> |
| Design of Transportable Dwellings | |
| <p>PO 21.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p> | <p>DTS/DPF 21.1</p> <p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Group dwelling, residential flat buildings and battle-axe development | |
| Amenity | |
| <p>PO 22.1</p> | <p>DTS/DPF 22.1</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| Dwellings are of a suitable size to accommodate a layout that is well organised and provides 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 |
| PO 22.2 | DTS/DPF 22.2 | | |
| The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | None are applicable. | | |
| PO 22.3 | DTS/DPF 22.3 | | |
| Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties. | None are applicable. | | |
| PO 22.4 | DTS/DPF 22.4 | | |
| Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | Dwelling sites/allotments are not in the form of a battle-axe arrangement. | | |
| Communal Open Space | | | |
| PO 23.1 | DTS/DPF 23.1 | | |
| Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | None are applicable. | | |
| PO 23.2 | DTS/DPF 23.2 | | |
| Communal open space is of sufficient size and dimensions to cater for group recreation. | Communal open space incorporates a minimum dimension of 5 metres. | | |
| PO 23.3 | DTS/DPF 23.3 | | |
| Communal open space is designed and sited to: | None are applicable. | | |
| (a) be conveniently accessed by the dwellings which it services | | | |
| (b) have regard to acoustic, safety, security and wind effects. | | | |
| PO 23.4 | DTS/DPF 23.4 | | |
| Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | None are applicable. | | |
| PO 23.5 | DTS/DPF 23.5 | | |
| Communal open space is designed and sited to: | None are applicable. | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| <div><div>(a)</div><div>in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</div></div> <div><div>(b)</div><div>in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</div></div> | | | |
| Carparking, access and manoeuvrability | | | |
| <div>PO 24.1</div> <div>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</div> | | <div>DTS/DPF 24.1</div> <div>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:</div> <div><div>(a)</div><div>minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number)</div></div> <div><div>(b)</div><div>minimum car park length of 5.4m where a vehicle can enter or exit a space directly</div></div> <div><div>(c)</div><div>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.</div></div> | |
| <div>PO 24.2</div> <div>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.</div> | | <div>DTS/DPF 24.2</div> <div>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</div> | |
| <div>PO 24.3</div> <div>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</div> | | <div>DTS/DPF 24.3</div> <div>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</div> <div><div>(a)</div><div>have a minimum width of 3m</div></div> <div><div>(b)</div><div>for driveways servicing more than 3 dwellings:</div><div><div>(i)</div><div>have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street</div></div><div><div>(ii)</div><div>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.</div></div></div> | |
| <div>PO 24.4</div> <div>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</div> | | <div>DTS/DPF 24.4</div> <div>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</div> | |
| <div>PO 24.5</div> <div>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.</div> | | <div>DTS/DPF 24.5</div> <div>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.</div> | |
| <div>PO 24.6</div> <div>Dwellings are adequately separated from common driveways and manoeuvring areas.</div> | | <div>DTS/DPF 24.6</div> <div>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.</div> | |
| Soft Landscaping | | | |
| <div>PO 25.1</div> <div>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</div> | | <div>DTS/DPF 25.1</div> <div>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.</div> | |
| <div>PO 25.2</div> <div>Soft landscaping is provided that improves the appearance of common driveways.</div> | | <div>DTS/DPF 25.2</div> <div>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).</div> | |
| Site Facilities / Waste Storage | | | |
| <div>PO 26.1</div> | | <div>DTS/DPF 26.1</div> | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|---|
| Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | None are applicable. | |
| PO 26.2 | Provision is made for suitable external clothes drying facilities. | DTS/DPF 26.2 | None are applicable. |
| PO 26.3 | Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | DTS/DPF 26.3 | None are applicable. |
| PO 26.4 | Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 26.4 | Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 26.5 | Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | DTS/DPF 26.5 | None are applicable. |
| PO 26.6 | Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 26.6 | None are applicable. |
| Supported accommodation and retirement facilities | | | |
| Siting and Configuration | | | |
| PO 27.1 | Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 27.1 | None are applicable. |
| Movement and Access | | | |
| PO 28.1 | Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | DTS/DPF 28.1 | None are applicable. |
| Communal Open Space | | | |
| PO 29.1 | Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 29.1 | None are applicable. |
| PO 29.2 | Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 29.2 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation. | | DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | | DTS/DPF 29.4 None are applicable. | |
| PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | DTS/DPF 29.5 None are applicable. | |
| PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | DTS/DPF 29.6 None are applicable. | |
| Site Facilities / Waste Storage | | | |
| PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles. | | DTS/DPF 30.1 None are applicable. | |
| PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 30.2 None are applicable. | |
| PO 30.3 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 30.3 None are applicable. | |
| PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view. | | DTS/DPF 30.4 None are applicable. | |
| PO 30.5 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | | DTS/DPF 30.6 None are applicable. | |
| PO 30.7 Services including gas and water meters are conveniently located and screened from public view. | | DTS/DPF 30.7 None are applicable. | |
| All non-residential development | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | |
|--|----------------------------|--|--|--|----------------------------|--|--|
| Water Sensitive Design | | | | | | | |
| PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater. | | DTS/DPF 31.1 None are applicable. | | | | | |
| PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state. | | DTS/DPF 31.2 None are applicable. | | | | | |
| Wash-down and Waste Loading and Unloading | | | | | | | |
| PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (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 designed to drain wastewater to either: (d) (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. | | DTS/DPF 32.1 None are applicable. | | | | | |
| Decks | | | | | | | |
| Design and Siting | | | | | | | |
| PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. | | DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: | | | | | |
| | | <table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area)</th><th>Minimum percentage of site</th></tr><tr><td></td><td></td></tr></table> | | Site area (or in the case of residential flat building or group dwelling(s), average site area) | Minimum percentage of site | | |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) | Minimum percentage of site | | | | | | |
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Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | <table><tr><th>(m²)</th><th></th></tr><tr><td>≤150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> <p>B. the amount of existing soft landscaping prior to the development occurring.</p> <p>(b) where in association with a non-residential use:</p> <ul style="list-style-type: none">(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.(ii) are set back at least 2 metres from a public road.(iii) have a floor area not exceeding 25m² <p>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</p> | (m ²) | | ≤150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
|--|---|-------------------|--|------|-----|---------|-----|----------|-----|------|-----|
| (m ²) | | | | | | | | | | | |
| ≤150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 33.2</p> <p>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</p> | <p>DTS/DPF 33.2</p> <p>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</p> | | | | | | | | | | |
| <p>PO 33.3</p> <p>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</p> | <p>DTS/DPF 33.3</p> <p>Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |

Table 1 - Private Open Space

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

Design in Urban Areas

Assessment Provisions (AP)

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---|---|----------------------|
| PO 2.2 | Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 | None are applicable. |
| Landscaping | | | |
| PO 3.1 | Soft landscaping and tree planting are incorporated to: <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. | DTS/DPF 3.1 | None are applicable. |
| Environmental Performance | | | |
| PO 4.1 | Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 | None are applicable. |
| PO 4.3 | Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |
| PO 6.1 | | DTS/DPF 6.1 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | | Effluent disposal drainage areas do not: | |
| | | <div><div>(a)</div>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</div> <div><div>(b)</div>use an area also used as a driveway</div> <div><div>(c)</div>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.</div> | |
| Car parking appearance | | | |
| <div>PO 7.1</div> <div>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</div> <div><div>(a)</div>limiting protrusion above finished ground level</div> <div><div>(b)</div>screening through appropriate planting, fencing and mounding</div> <div><div>(c)</div>limiting the width of openings and integrating them into the building structure.</div> | <div>DTS/DPF 7.1</div> <div>None are applicable.</div> | | |
| <div>PO 7.2</div> <div>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.</div> | <div>DTS/DPF 7.2</div> <div>None are applicable.</div> | | |
| <div>PO 7.3</div> <div>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</div> | <div>DTS/DPF 7.3</div> <div>None are applicable.</div> | | |
| <div>PO 7.4</div> <div>Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.</div> | <div>DTS/DPF 7.4</div> <div>Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.</div> | | |
| <div>PO 7.5</div> <div>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</div> | <div>DTS/DPF 7.5</div> <div>Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:</div> <div><div>(a)</div>1m along all public road frontages and allotment boundaries</div> <div><div>(b)</div>1m between double rows of car parking spaces.</div> | | |
| <div>PO 7.6</div> <div>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</div> | <div>DTS/DPF 7.6</div> <div>None are applicable.</div> | | |
| <div>PO 7.7</div> <div>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.</div> | <div>DTS/DPF 7.7</div> <div>None are applicable.</div> | | |
| Earthworks and sloping land | | | |
| <div>PO 8.1</div> <div>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</div> | <div>DTS/DPF 8.1</div> <div>Development does not involve any of the following:</div> <div><div>(a)</div>excavation exceeding a vertical height of 1m</div> <div><div>(b)</div>filling exceeding a vertical height of 1m</div> <div><div>(c)</div>a total combined excavation and filling vertical height of 2m or more.</div> | | |
| <div>PO 8.2</div> <div>Driveways and access tracks designed and constructed to allow safe and</div> | <div>DTS/DPF 8.2</div> <div>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8)</div> | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| convenient access on sloping land. | | satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. | |
| PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | | DTS/DPF 8.3 None are applicable. | |
| PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion. | | DTS/DPF 8.4 None are applicable. | |
| PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | | DTS/DPF 8.5 None are applicable. | |
| Fences and walls | | | |
| PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | | DTS/DPF 9.1 None are applicable. | |
| PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts. | | DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. | |
| Overlooking / Visual Privacy (low rise buildings) | | | |
| PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones. | | DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. | |
| PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones. | | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | |
| Site Facilities / Waste Storage (excluding low rise residential development) | | | |
| PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | | DTS/DPF 11.1 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings. | | DTS/DPF 11.2 None are applicable. | |
| PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | | DTS/DPF 11.3 None are applicable. | |
| PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing. | | DTS/DPF 11.4 None are applicable. | |
| PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate. | | DTS/DPF 11.5 None are applicable. | |
| All Development - Medium and High Rise | | | |
| External Appearance | | | |
| PO 12.1 Buildings positively contribute to the character of the local area by responding to local context. | | DTS/DPF 12.1 None are applicable. | |
| PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale. | | DTS/DPF 12.2 None are applicable. | |
| PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements. | | DTS/DPF 12.3 None are applicable. | |
| PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations. | | DTS/DPF 12.4 None are applicable. | |
| PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements. | | DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration. | |
| PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages. | | DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. | |
| PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character. | | DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| <div>PO 12.8</div> <div>Building services, plant and mechanical equipment are screened from the public realm.</div> | <div>DTS/DPF 12.8</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|-------------------|--|-------------------|------------------------|---------------------|-------------------|------|----------------------------------|-------------------------|--------------|----|-----------------------------------|----------------------|--------------|----|--|------------|---|-------------|--|------------|---|-----------|--|
| Landscaping | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 13.1</div> <div>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</div> | <div>DTS/DPF 13.1</div> <div>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</div> | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 13.2</div> <div>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.</div> | <div>DTS/DPF 13.2</div> <div>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</div> <table><thead><tr><th>Site area</th><th>Minimum deep soil area</th><th>Minimum dimension</th><th>Tree / deep soil zones</th></tr></thead><tbody><tr><td><300 m²</td><td>10 m²</td><td>1.5m</td><td>1 small tree / 10 m²</td></tr><tr><td>300-1500 m²</td><td>7% site area</td><td>3m</td><td>1 medium tree / 30 m²</td></tr><tr><td>>1500 m²</td><td>7% site area</td><td>6m</td><td>1 large or medium tree / 60 m²</td></tr></tbody></table> <div>Tree size and site area definitions</div> <table><tbody><tr><td>Small tree</td><td>4-6m mature height and 2-4m canopy spread</td></tr><tr><td>Medium tree</td><td>6-12m mature height and 4-8m canopy spread</td></tr><tr><td>Large tree</td><td>12m mature height and >8m canopy spread</td></tr><tr><td>Site area</td><td>The total area for development site, not average area per dwelling</td></tr></tbody></table> | Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | Small tree | 4-6m mature height and 2-4m canopy spread | Medium tree | 6-12m mature height and 4-8m canopy spread | Large tree | 12m mature height and >8m canopy spread | Site area | The total area for development site, not average area per dwelling |
| Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | | | | | | | | | | | | | | | | | | | | | | |
| <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | | | | | | | | | | | | | | | | | | | | | | |
| 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | | | | | | | | | | | | | | | | | | | | | | |
| >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | | | | | | | | | | | | | | | | | | | | | | |
| Small tree | 4-6m mature height and 2-4m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | |
| Medium tree | 6-12m mature height and 4-8m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | |
| Large tree | 12m mature height and >8m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | |
| Site area | The total area for development site, not average area per dwelling | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 13.3</div> <div>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</div> | <div>DTS/DPF 13.3</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 13.4</div> <div>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.</div> | <div>DTS/DPF 13.4</div> <div>Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.</div> | | | | | | | | | | | | | | | | | | | | | | | | |
| Environmental | | | | | | | | | | | | | | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| PO 14.1 | Development minimises detrimental micro-climatic impacts on adjacent land and buildings. | DTS/DPF 14.1 | None are applicable. |
| PO 14.2 | Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells. | DTS/DPF 14.2 | None are applicable. |
| PO 14.3 | Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. | DTS/DPF 14.3 | None are applicable. |
| Car Parking | | | |
| PO 15.1 | Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings. | DTS/DPF 15.1 | Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings. |
| PO 15.2 | Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale. | DTS/DPF 15.2 | None are applicable. |
| Overlooking/Visual Privacy | | | |
| PO 16.1 | Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. | DTS/DPF 16.1 | None are applicable. |
| All residential development | | | |
| Front elevations and passive surveillance | | | |
| PO 17.1 | Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 17.1 | Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street. |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| <div>PO 17.2</div> <div>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</div> | <div>DTS/DPF 17.2</div> <div>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</div> | | | | |
|---|---|---|----------------------------|------|-----|
| <div>Outlook and Amenity</div> | | | | | |
| <div>PO 18.1</div> <div>Living rooms have an external outlook to provide a high standard of amenity for occupants.</div> | <div>DTS/DPF 18.1</div> <div>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</div> | | | | |
| <div>PO 18.2</div> <div>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.</div> | <div>DTS/DPF 18.2</div> <div>None are applicable.</div> | | | | |
| <div>Ancillary Development</div> | | | | | |
| <div>PO 19.1</div> <div>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</div> | <div><div>DTS/DPF 19.1</div><div>Ancillary buildings:<div><div>(a)</div><div>are ancillary to a dwelling erected on the same site</div></div><div><div>(b)</div><div>have a floor area not exceeding 60m2</div></div><div><div>(c)</div><div>are not constructed, added to or altered so that any part is situated:<div><div>(i)</div><div>in front of any part of the building line of the dwelling to which it is ancillary or</div></div><div><div>(ii)</div><div>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div></div><div><div>(d)</div><div>in the case of a garage or carport, the garage or carport:<div><div>(i)</div><div>is set back at least 5.5m from the boundary of the primary street</div></div><div><div>(ii)</div><div>when facing a primary street or secondary street, has a total door / opening not exceeding:<div><div>A.</div><div>for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</div></div><div><div>B.</div><div>for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</div></div></div></div></div></div><div><div>(e)</div><div>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:<div><div>(i)</div><div>a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</div></div><div><div>(ii)</div><div>the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</div></div></div></div><div><div>(f)</div><div>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</div></div><div><div>(g)</div><div>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</div></div><div><div>(h)</div><div>have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</div></div><div><div>(i)</div><div>have a roof height where no part of the roof is more than 5m above the natural ground level</div></div><div><div>(j)</div><div>if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</div></div><div><div>(k)</div><div>retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:<div><div>(i)</div><div>a total area as determined by the following table:</div></div></div></div><div><table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr></table></div></div></div> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | |
| <150 | 10% | | | | |

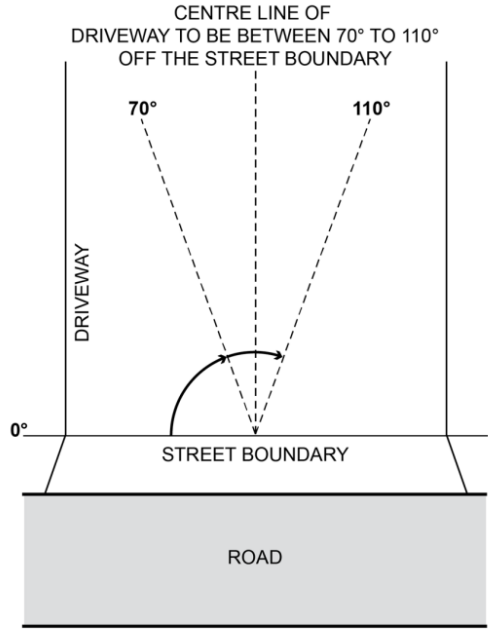
Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| | | <table><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> | 150-200 | 15% | >200-450 | 20% | >450 | 25% | |
| 150-200 | 15% | | | | | | | | |
| >200-450 | 20% | | | | | | | | |
| >450 | 25% | | | | | | | | |
| | (ii) | the amount of existing soft landscaping prior to the development occurring. | | | | | | | |
| PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site. | DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (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 or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers. | DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. | | | | | | | | |
| PO 19.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 19.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table> (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 main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² | | |
| Allotment size | Floor area | | | | | | | | |
| ≤500m ² | 60m ² | | | | | | | | |
| >500m ² | 80m ² | | | | | | | | |
| Residential Development - Low Rise | | | | | | | | | |
| External appearance | | | | | | | | | |
| PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling. | DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | |
|--|---|--|---|---|----------------------------|------|-----|
| | | (d) | have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. | | | | |
| PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas. | DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. | | | | | | |
| 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 | | | | | | |
| Private Open Space | | | | | | | |
| PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. | | | | | | |
| PO 21.2 Private open space is positioned to provide convenient access from internal living areas. | DTS/DPF 21.2 Private open space is directly accessible from a habitable room. | | | | | | |
| Landscaping | | | | | | | |
| PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. | DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: | | | | | | |
| | | <table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr></table> | | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | |
| <150 | 10% | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | 150-200 | 15% |
| | | >200-450 | 20% |
| | | >450 | 25% |
| | | (b) at least 30% of any land between the primary street boundary and the primary building line. | |
| Car parking, access and manoeuvrability | | | |
| PO 23.1 | DTS/DPF 23.1 | | |
| Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. | | |
| PO 23.2 | 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, pedestrian movement, 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. | 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 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. | Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | |  <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> | |
| PO 23.6 | Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 23.6 | <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| Waste storage | | | |
| PO 24.1 | Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 24.1 | <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| Design of Transportable Buildings | | | |
| PO 25.1 | The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 25.1 | <p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Residential Development - Medium and High Rise (including serviced apartments) | | | |
| Outlook and Visual Privacy | | | |
| PO 26.1 | Ground level dwellings have a satisfactory short range visual outlook to public, | DTS/DPF 26.1 | Buildings: |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| communal or private open space. | |
| | <div><div>(a)</div>provide a habitable room at ground or first level with a window facing toward the street</div> <div><div>(b)</div>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.</div> |
| PO 26.2 | DTS/DPF 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 Open Space | |
| PO 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 in multi-level buildings | |
| PO 28.1 | DTS/DPF 28.1 |
| Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces. | Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary. |
| PO 28.2 | DTS/DPF 28.2 |
| Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: | Balconies utilise one or a combination of the following design elements: |
| <div><div>(a)</div>respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy</div> <div><div>(b)</div>allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.</div> | <div><div>(a)</div>sun screens</div> <div><div>(b)</div>pergolas</div> <div><div>(c)</div>louvres</div> <div><div>(d)</div>green facades</div> <div><div>(e)</div>openable walls.</div> |
| PO 28.3 | DTS/DPF 28.3 |
| Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living. | Balconies open directly from a habitable room and incorporate a minimum dimension of 2m. |
| PO 28.4 | DTS/DPF 28.4 |
| Dwellings are provided with sufficient space for storage to meet likely occupant needs. | Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: |
| | <div><div>(a)</div>studio: not less than 6m³</div> <div><div>(b)</div>1 bedroom dwelling / apartment: not less than 8m³</div> <div><div>(c)</div>2 bedroom dwelling / apartment: not less than 10m³</div> <div><div>(d)</div>3+ bedroom dwelling / apartment: not less than 12m³.</div> |
| PO 28.5 | DTS/DPF 28.5 |
| Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided. | Light wells: |
| | <div><div>(a)</div>are not used as the primary source of outlook for living rooms</div> <div><div>(b)</div>up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms</div> <div><div>(c)</div>above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.</div> |
| PO 28.6 | DTS/DPF 28.6 |
| Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions. | None are applicable. |
| PO 28.7 | DTS/DPF 28.7 |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable. | None are applicable. | | | | | | | | | | | |
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| Dwelling Configuration | | | | | | | | | | | | |
| <p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p> | <p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <div><p>(a) studio (where there is no separate bedroom)</p><p>(b) 1 bedroom dwelling / apartment with a floor area of at least 50m²</p><p>(c) 2 bedroom dwelling / apartment with a floor area of at least 65m²</p><p>(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.</p></div> | | | | | | | | | | | |
| <p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p> | <p>DTS/DPF 29.2</p> <p>None are applicable.</p> | | | | | | | | | | | |
| Common Areas | | | | | | | | | | | | |
| <p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p> | <p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <div><p>(a) have a minimum ceiling height of 2.7m</p><p>(b) provide access to no more than 8 dwellings</p><p>(c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.</p></div> | | | | | | | | | | | |
| Group Dwellings, Residential Flat Buildings and Battle axe Development | | | | | | | | | | | | |
| Amenity | | | | | | | | | | | | |
| <p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p> | <p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table><tr><th>Number of bedrooms</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>65m²</td></tr><tr><td>3+ bedrooms</td><td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td></tr></table> | | Number of bedrooms | Minimum internal floor area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 65m ² | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| Number of bedrooms | Minimum internal floor area | | | | | | | | | | | |
| Studio | 35m ² | | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | | |
| 2 bedroom | 65m ² | | | | | | | | | | | |
| 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom | | | | | | | | | | | |
| <p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p> | <p>DTS/DPF 31.2</p> <p>None are applicable.</p> | | | | | | | | | | | |
| <p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p> | <p>DTS/DPF 31.3</p> <p>None are applicable.</p> | | | | | | | | | | | |
| <p>PO 31.4</p> | <p>DTS/DPF 31.4</p> | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| 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. | |
| Communal Open Space | | | |
| PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | | DTS/DPF 32.1 None are applicable. | |
| PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. | | DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | | DTS/DPF 32.3 None are applicable. | |
| PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | DTS/DPF 32.4 None are applicable. | |
| PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | DTS/DPF 32.5 None are applicable. | |
| Car parking, access and manoeuvrability | | | |
| PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | | DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. | |
| PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | | DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. | |
| PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | | DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. | |
| PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | | DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. | |
| PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring | | DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| areas. | | at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. | |
| Soft landscaping | | | |
| PO 34.1 | | DTS/DPF 34.1 | |
| Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | | Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. | |
| PO 34.2 | | DTS/DPF 34.2 | |
| Battle-axe or common driveways incorporate landscaping and 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). | |
| Site Facilities / Waste Storage | | | |
| PO 35.1 | | DTS/DPF 35.1 | |
| Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | None are applicable. | |
| PO 35.2 | | DTS/DPF 35.2 | |
| Provision is made for suitable external clothes drying facilities. | | None are applicable. | |
| PO 35.3 | | DTS/DPF 35.3 | |
| Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | | None are applicable. | |
| PO 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 sensitive urban design | | | |
| PO 36.1 | | DTS/DPF 36.1 | |
| Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | | None are applicable. | |
| PO 36.2 | | DTS/DPF 36.2 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | | None are applicable. | |
| Supported Accommodation and retirement facilities | | | |
| Siting, Configuration and Design | | | |
| PO 37.1 | | DTS/DPF 37.1 | |
| Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | | None are applicable. | |
| PO 37.2 | | DTS/DPF 37.2 | |
| Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place. | | None are applicable. | |
| Movement and Access | | | |
| PO 38.1 | | DTS/DPF 38.1 | |
| Development is designed to support safe and convenient access and movement for residents by providing: | | None are applicable. | |
| (a) ground-level access or lifted access to all units | | | |
| (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places | | | |
| (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability | | | |
| (d) kerb ramps at pedestrian crossing points. | | | |
| Communal Open Space | | | |
| PO 39.1 | | DTS/DPF 39.1 | |
| Development is designed to provide attractive, convenient and 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/DPF 39.3 | |
| Communal open space is of sufficient size and dimensions to cater for group recreation. | | Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 39.4 | | DTS/DPF 39.4 | |
| Communal open space is designed and sited to: | | None are applicable. | |
| (a) be conveniently accessed by the dwellings which it services | | | |
| (b) have regard to acoustic, safety, security and wind effects. | | | |
| PO 39.5 | | DTS/DPF 39.5 | |
| Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | None are applicable. | |
| PO 39.6 | | DTS/DPF 39.6 | |
| Communal open space is designed and sited to: | | None are applicable. | |
| (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | | |
| Site Facilities / Waste Storage | | | |
| PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles. | | DTS/DPF 40.1 None are applicable. | |
| PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 40.2 None are applicable. | |
| PO 40.3 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 40.3 None are applicable. | |
| PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view. | | DTS/DPF 40.4 None are applicable. | |
| PO 40.5 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | | DTS/DPF 40.6 None are applicable. | |
| PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view. | | DTS/DPF 40.7 None are applicable. | |
| Student Accommodation | | | |
| PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. | | DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m ³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students. | |
| PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing. | | DTS/DPF 41.2 None are applicable. | |
| All non-residential development | | | |
| Water Sensitive Design | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | | |
| PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater. | | DTS/DPF 42.1 None are applicable. | |
| 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. | | DTS/DPF 42.2 None are applicable. | |
| 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. | | DTS/DPF 42.3 None are applicable. | |
| Wash-down and Waste Loading and Unloading | | | |
| PO 43.1 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, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) 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. | | DTS/DPF 43.1 None are applicable. | |
| Laneway Development | | | |
| Infrastructure and Access | | | |
| PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. | | DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare. | |
| Decks | | | |
| Design and Siting | | | |
| PO 45.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. | | DTS/DPF 45.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|-------------------------------|--|
| | | 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 used as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings | Dwellings at ground level: | 15m ² / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m ² / minimum dimension 1.8m |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting | |
| PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion. | DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5). |
| PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance. | DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver. |
| Water Protection | |
| PO 2.1 | DTS/DPF 2.1 |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|---------------|--|--------|-------|-----|--------|-------|-----|--------|-------|-----|--------|------|-----|-------|------|-----|-----------------|------|-----|
| Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas. | None are applicable. | | | | | | | | | | | | | | | | | | | | | |
| PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources. | DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). | | | | | | | | | | | | | | | | | | | | | |
| Fire Management | | | | | | | | | | | | | | | | | | | | | | |
| PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements. | DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code. | | | | | | | | | | | | | | | | | | | | | |
| PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks. | DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. | | | | | | | | | | | | | | | | | | | | | |
| Power-line Clearances | | | | | | | | | | | | | | | | | | | | | | |
| PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines. | DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table: <table><tr><td>Voltage of transmission line</td><td>Tower or Pole</td><td>Minimum horizontal clearance distance between plantings and transmission lines</td></tr><tr><td>500 kV</td><td>Tower</td><td>38m</td></tr><tr><td>275 kV</td><td>Tower</td><td>25m</td></tr><tr><td>132 kV</td><td>Tower</td><td>30m</td></tr><tr><td>132 kV</td><td>Pole</td><td>20m</td></tr><tr><td>66 kV</td><td>Pole</td><td>20m</td></tr><tr><td>Less than 66 kV</td><td>Pole</td><td>20m</td></tr></table> | Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | 500 kV | Tower | 38m | 275 kV | Tower | 25m | 132 kV | Tower | 30m | 132 kV | Pole | 20m | 66 kV | Pole | 20m | Less than 66 kV | Pole | 20m |
| Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | | | | | | | | | | | | | | | | | | | | |
| 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)

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

- (a) the South Australian Housing Trust either individually or jointly with other persons or bodies
or
(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

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 Intensity | |
| PO 1.1 Residential development provides a range of housing choices. | DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings. |
| PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres. | DTS/DPF 1.2 None are applicable. |
| Building Height | |
| PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space. | DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end). |
| PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary. | DTS/DPF 2.2 None are applicable. |
| Primary Street Setback | |
| PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character. | DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m. |
| Secondary Street Setback | |
| PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character. | DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------------------------|---|---|--|
| Boundary Walls | | | |
| PO 5.1 | Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation. | DTS/DPF 5.1 | Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): <ul style="list-style-type: none"> (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: <ul style="list-style-type: none"> (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| PO 5.2 | Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | DTS/DPF 5.2 | Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage. |
| Side Boundary Setback | | | |
| PO 6.1 | Buildings are set back from side boundaries to provide: <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. | DTS/DPF 6.1 | Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: <ul style="list-style-type: none"> (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear Boundary Setback | | | |
| PO 7.1 | Buildings are set back from rear boundaries to provide: <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. | DTS/DPF 7.1 | Dwellings are set back from the rear boundary: <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level. |
| Buildings elevation design | | | |
| PO 8.1 | Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas. | DTS/DPF 8.1 | Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: <ul style="list-style-type: none"> (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish. |
| PO 8.2 | Dwellings incorporate windows along primary street frontages to encourage passive | DTS/DPF 8.2 | Each dwelling with a frontage to a public street: |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| surveillance and make a positive contribution to the streetscape. | (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street | | | | | | | | | | | | | | | |
|---|--|--|-------------------------------|--------------|----------------------------|--|--|-------------------------------|--------|--|----------------------|--|----------------------|---|--------------------------|--|
| PO 8.3 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/DPF 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/DPF 8.5 None are applicable. | | | | | | | | | | | | | | | |
| Outlook and 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. | DTS/DPF 9.2 None are applicable. | | | | | | | | | | | | | | | |
| Private Open 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: <table><tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr><tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m</td></tr><tr><td rowspan="4">Dwelling (above ground level)</td><td>Studio</td><td>4m² / minimum dimension 1.8m</td></tr><tr><td>One bedroom dwelling</td><td>8m² / minimum dimension 2.1m</td></tr><tr><td>Two bedroom dwelling</td><td>11m² / minimum dimension 2.4m</td></tr><tr><td>Three + bedroom dwelling</td><td>15 m² / minimum dimension 2.6m</td></tr></table> | Dwelling Type | Dwelling / Site Configuration | Minimum Rate | Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | One bedroom dwelling | 8m ² / minimum dimension 2.1m | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |
| Dwelling Type | Dwelling / Site Configuration | Minimum Rate | | | | | | | | | | | | | | |
| Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | | | | | | | | | | | | | | |
| Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | | | | | | | | | | | | | | |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m | | | | | | | | | | | | | | |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | | | | | | | | | | | | | | |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m | | | | | | | | | | | | | | |
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Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| <div>PO 10.2</div> <div>Private open space positioned to provide convenient access from internal living areas.</div> | <div>DTS/DPF 10.2</div> <div>At least 50% of the required area of private open space is accessible from a habitable room.</div> | | | | | | | | | | |
|---|---|--|----------------------------|------|-----|------|-----|---------|-----|------|-----|
| <div>PO 10.3</div> <div>Private open space is positioned and designed to:<div><div>(a)</div>provide useable outdoor space that suits the needs of occupants;</div><div><div>(b)</div>take advantage of desirable orientation and vistas; and</div><div><div>(c)</div>adequately define public and private space.</div></div> | <div>DTS/DPF 10.3</div> <div>None are applicable.</div> | | | | | | | | | | |
| <div>Visual privacy</div> | | | | | | | | | | | |
| <div>PO 11.1</div> <div>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</div> | <div>DTS/DPF 11.1</div> <div>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:<div><div>(a)</div>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</div><div><div>(b)</div>have sill heights greater than or equal to 1.5m above finished floor level</div><div><div>(c)</div>incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.</div></div> | | | | | | | | | | |
| <div>PO 11.2</div> <div>Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</div> | <div>DTS/DPF 11.2</div> <div>One of the following is satisfied:<div><div>(a)</div>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</div><div>or</div><div><div>(b)</div>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:<div><div>(i)</div>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</div><div>or</div><div><div>(ii)</div>1.7m above finished floor level in all other cases</div></div></div> | | | | | | | | | | |
| <div>Landscaping</div> | | | | | | | | | | | |
| <div>PO 12.1</div> <div>Soft landscaping is incorporated into development to:<div><div>(a)</div>minimise heat absorption and reflection</div><div><div>(b)</div>maximise shade and shelter</div><div><div>(c)</div>maximise stormwater infiltration and biodiversity</div><div><div>(d)</div>enhance the appearance of land and streetscapes.</div></div> | <div>DTS/DPF 12.1</div> <div>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):<div><div>(a)</div>a total area as determined by the following table:<table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td><200</td><td>15%</td></tr><tr><td>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table></div><div><div>(b)</div>at least 30% of land between the road boundary and the building line.</div></div> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | <200 | 15% | 200-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| <200 | 15% | | | | | | | | | | |
| 200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <div>Water Sensitive Design</div> | | | | | | | | | | | |
| <div>PO 13.1</div> <div>Residential development is designed to capture and use stormwater to:<div><div>(a)</div>maximise efficient use of water resources</div><div><div>(b)</div>manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</div><div><div>(c)</div>manage runoff quality to maintain, as close as practical, pre-development conditions.</div></div> | <div>DTS/DPF 13.1</div> <div>None are applicable.</div> | | | | | | | | | | |
| <div>Car Parking</div> | | | | | | | | | | | |
| <div>PO 14.1</div> | <div>DTS/DPF 14.1</div> | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport. | | On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. | |
| PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | | DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space. | |
| PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient. | | DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. | |
| PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand. | | DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling. | |
| PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking. | | DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling. | |
| Overshadowing | | | |
| PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. | | DTS/DPF 15.1 None are applicable. | |
| Waste | | | |
| PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view. | | DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. | |
| PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. | | DTS/DPF 16.2 None are applicable. | |
| Vehicle Access | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 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. | DTS/DPF 17.1 | None are applicable. |
| PO 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. | DTS/DPF 17.2 | <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(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</p> <p>(b) where newly proposed, is set back:</p> <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 17.3 | Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 17.3 | <p>Driveways are designed and sited so that:</p> <p>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</p> <p>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</p> <div data-bbox="879 864 1356 1480" data-label="Diagram"> <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p style="text-align: center;">70° 110°</p> <p style="text-align: center;">0°</p> <p style="text-align: center;">STREET BOUNDARY</p> <p style="text-align: center;">ROAD</p> </div> <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> |
| PO 17.4 | Driveways and access points are designed and distributed to optimise the provision of on-street parking. | DTS/DPF 17.4 | <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p> |
| PO 17.5 | | DTS/DPF 17.5 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement. | | Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. | |
| PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | | DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre | |
| PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas. | | DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. | |
| Storage | | | |
| PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs. | | DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ . | |
| Earthworks | | | |
| PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | | DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m. | |
| Service connections and infrastructure | | | |
| PO 20.1 Dwellings are provided with appropriate service connections and infrastructure. | | DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i> . | |
| Site contamination | | | |
| PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment. | | DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| | <p>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</p> <p>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other 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 <u>site contamination declaration form</u>).</p> |

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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. | |
| Rehabilitation | | | |
| PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors. | | DTS/DPF 3.1 None are applicable. | |
| Hazard Management | | | |
| PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips. | | DTS/DPF 4.1 None are applicable. | |
| PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction. | | DTS/DPF 4.2 None are applicable. | |
| PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds. | | DTS/DPF 4.3 None are applicable. | |
| Electricity Infrastructure and Battery Storage Facilities | | | |
| PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. | | DTS/DPF 5.1 None are applicable. | |
| PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV. | | DTS/DPF 5.2 None are applicable. | |
| PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts. | | DTS/DPF 5.3 None are applicable. | |
| Telecommunication Facilities | | | |
| PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity. | | DTS/DPF 6.1 None are applicable. | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|---|
| PO 6.2 | Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity. | DTS/DPF 6.2 | None are applicable. |
| PO 6.3 | Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. | DTS/DPF 6.3 | None are applicable. |
| Renewable Energy Facilities | | | |
| PO 7.1 | Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure. | DTS/DPF 7.1 | None are applicable. |
| Renewable Energy Facilities (Wind Farm) | | | |
| PO 8.1 | Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation. | DTS/DPF 8.1 | Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation |
| PO 8.2 | The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. | DTS/DPF 8.2 | None are applicable. |
| 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 markers to minimise the risk to aircraft operations. | DTS/DPF 8.4 | No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable. |
| PO 8.5 | Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes. | DTS/DPF 8.5 | None are applicable. |
| Renewable Energy Facilities (Solar Power) | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| <div>PO 9.1</div> <div>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</div> | <div>DTS/DPF 9.1</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--------------------------------------|---------------------------------|--|---------------------------------|--|-------|-------|-----|------|-----|-----------|------------|-----|------|-------|----------|--------------|-----|------|-----|---------|---------------|-----|------|------|-----------|-------------|-----|------|------|--------|--------|----|------|-----|
| <div>PO 9.2</div> <div>Ground mounted solar power facilities allow for movement of wildlife by:<div><div>(a)</div>incorporating wildlife corridors and habitat refuges<div>(b)</div>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.</div></div> | <div>DTS/DPF 9.2</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 9.3</div> <div>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</div> | <div>DTS/DPF 9.3</div> <div>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</div> <table><tr><th>Generation Capacity</th><th>Approximate size of array</th><th>Setback from adjoining land boundary</th><th>Setback from conservation areas</th><th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th></tr><tr><td>50MW></td><td>80ha+</td><td>30m</td><td>500m</td><td>2km</td></tr><tr><td>10MW<50MW</td><td>16ha-<80ha</td><td>25m</td><td>500m</td><td>1.5km</td></tr><tr><td>5MW<10MW</td><td>8ha to <16ha</td><td>20m</td><td>500m</td><td>1km</td></tr><tr><td>1MW<5MW</td><td>1.6ha to <8ha</td><td>15m</td><td>500m</td><td>500m</td></tr><tr><td>100kW<1MW</td><td>0.5ha<1.6ha</td><td>10m</td><td>500m</td><td>100m</td></tr><tr><td><100kW</td><td><0.5ha</td><td>5m</td><td>500m</td><td>25m</td></tr></table> <div>Notes:<div>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</div></div> | Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | 50MW> | 80ha+ | 30m | 500m | 2km | 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | <100kW | <0.5ha | 5m | 500m | 25m |
| Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50MW> | 80ha+ | 30m | 500m | 2km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <100kW | <0.5ha | 5m | 500m | 25m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 9.4</div> <div>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.</div> | <div>DTS/DPF 9.4</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hydropower / Pumped Hydropower Facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 10.1</div> <div>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</div> | <div>DTS/DPF 10.1</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 10.2</div> <div>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.</div> | <div>DTS/DPF 10.2</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PO 10.3</div> | <div>DTS/DPF 10.3</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future. | | None are applicable. | |
| Water Supply | | | |
| PO 11.1 | 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: <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling. |
| Wastewater Services | | | |
| PO 12.1 | Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. | DTS/DPF 12.1 | Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011. |
| PO 12.2 | Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | DTS/DPF 12.2 | Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. |
| Temporary Facilities | | | |
| PO 13.1 | In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter. | DTS/DPF 13.1 | A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated. |
| PO 13.2 | Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact. | DTS/DPF 13.2 | None are applicable. |

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Siting and Design | |
| PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership. |
| PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public. | DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads. |
| Waste | |
| PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. | DTS/DPF 2.1 None are applicable. |
| Soil and Water Protection | |
| PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: | DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| (a) | public water supply reservoirs | (b) | 200m or more from a major watercourse (third order or higher stream) |
| (b) | major watercourses (third order or higher stream) | (c) | 100m or more from any other watercourse, bore or well used for domestic or stock water supplies. |
| (c) | any other watercourse, bore or well used for domestic or stock water supplies. | | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: | | None are applicable. | |
| (a) | have sufficient capacity to hold effluent and runoff from the operations on site | | |
| (b) | ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. | | |

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | | | |
|---|--|--|--|----------------------|--------------------|-----------------|--|--------|--|-----------------------------|------------------------------|
| General Land Use Compatibility | | | | | | | | | | | |
| PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone. | | DTS/DPF 1.1 None are applicable. | | | | | | | | | |
| 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. | | DTS/DPF 1.2 None are applicable. | | | | | | | | | |
| 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. | | DTS/DPF 2.1 Development operating within the following hours: <table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or</td><td>7am to 9pm, Monday to Friday</td></tr></table> | | Class of Development | Hours of operation | Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Shop, other than any one or | 7am to 9pm, Monday to Friday |
| Class of Development | Hours of operation | | | | | | | | | | |
| Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | | | |
| Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | | | |
| Shop, other than any one or | 7am to 9pm, Monday to Friday | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|---------------------------------|
| | | combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 8am to 5pm, Saturday and Sunday |
| Overshadowing | | | |
| PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. | | |
| PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 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/DPF 3.4 None are applicable. | | |
| Activities Generating Noise or Vibration | | | |
| PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria. | | |
| PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the 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 (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. | DTS/DPF 4.2 None are applicable. | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | |
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| PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. | | | | | | |
| PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment. | DTS/DPF 4.4 Adjacent land is used for residential purposes. | | | | | | |
| PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.5 None are applicable. | | | | | | |
| PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers. | DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: <table><tr><th>Assessment location</th><th>Music noise level</th></tr><tr><td>Externally at the nearest existing or envisaged noise sensitive location</td><td>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)</td></tr></table> | | | Assessment location | Music noise level | Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB) |
| Assessment location | Music noise level | | | | | | |
| Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB) | | | | | | |
| Air Quality | | | | | | | |
| PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers. | DTS/DPF 5.1 None are applicable. | | | | | | |
| PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. | DTS/DPF 5.2 None are applicable. | | | | | | |
| Light Spill | | | | | | | |
| PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 6.1 None are applicable. | | | | | | |
| PO 6.2 External lighting is not hazardous to motorists and cyclists. | DTS/DPF 6.2 None are applicable. | | | | | | |
| Solar Reflectivity / Glare | | | | | | | |
| | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 7.1 | Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare. | DTS/DPF 7.1 | None are applicable. |
| Electrical Interference | | | |
| PO 8.1 | Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference. | DTS/DPF 8.1 | The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable. |
| Interface with Rural Activities | | | |
| PO 9.1 | Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.2 | None are applicable. |
| PO 9.3 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.3 | Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership. |
| PO 9.4 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities. | DTS/DPF 9.4 | Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership. |
| PO 9.5 | Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities. | DTS/DPF 9.5 | Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes. |
| PO 9.6 | Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities. | DTS/DPF 9.6 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 9.7 | Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques. | DTS/DPF 9.7 | None are applicable. |
| Interface with Mines and Quarries (Rural and Remote Areas) | | | |
| PO 10.1 | Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration. | DTS/DPF 10.1 | Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> . |

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | <p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. |

Performance 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 configuration | |
| PO 1.1 | DTS/DPF 1.1 |
| Land division creates allotments suitable for their intended use. | <p>Division of land satisfies (a) or (b):</p> <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. |
| PO 1.2 | 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 and Layout | |
| PO 2.1 | DTS/DPF 2.1 |
| Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls. | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 2.2 | Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Land division maximises the number of allotments that face public open space and public streets. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services. | DTS/DPF 2.5 | None are applicable. |
| PO 2.6 | Land division results in watercourses being retained within open space and development taking place on land not subject to flooding. | DTS/DPF 2.6 | None are applicable. |
| PO 2.7 | Land division results in legible street patterns connected to the surrounding street network. | DTS/DPF 2.7 | None are applicable. |
| PO 2.8 | Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees. | DTS/DPF 2.8 | None are applicable. |
| Roads and Access | | | |
| PO 3.1 | Land division provides allotments with access to an all-weather public road. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | DTS/DPF 3.2 | None are applicable. |
| PO 3.3 | Land division does not impede access to publicly owned open space and/or recreation facilities. | DTS/DPF 3.3 | None are applicable. |
| PO 3.4 | Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles. | DTS/DPF 3.4 | None are applicable. |
| PO 3.5 | Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. | DTS/DPF 3.5 | None are applicable. |
| PO 3.6 | | DTS/DPF 3.6 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| Road reserves accommodate stormwater drainage and public utilities. | | None are applicable. | |
| PO 3.7 | Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites. | DTS/DPF 3.7 | None are applicable. |
| PO 3.8 | Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network. | DTS/DPF 3.8 | None are applicable. |
| PO 3.9 | Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes. | DTS/DPF 3.9 | None are applicable. |
| PO 3.10 | Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. | DTS/DPF 3.10 | None are applicable. |
| Infrastructure | | | |
| PO 4.1 | Land division incorporates public utility services within road reserves or dedicated easements. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment. | DTS/DPF 4.2 | Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards. |
| PO 4.3 | Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | DTS/DPF 4.3 | Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system. |
| PO 4.4 | Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 4.4 | None are applicable. |
| PO 4.5 | Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment. | DTS/DPF 4.5 | None are applicable. |
| PO 4.6 | Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature. | DTS/DPF 4.6 | None are applicable. |
| Minor Land Division (Under 20 Allotments) | | | |
| Open Space | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--------------------------------------|---|---|--|
| PO 5.1 | Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space. | DTS/DPF 5.1 | None are applicable. |
| Solar Orientation | | | |
| PO 6.1 | Land division for residential purposes facilitates solar access through allotment orientation. | DTS/DPF 6.1 | None are applicable. |
| Water Sensitive Design | | | |
| PO 7.1 | Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 7.2 | None are applicable. |
| Battle-Axe Development | | | |
| PO 8.1 | Battle-axe development appropriately responds to the existing neighbourhood context. | DTS/DPF 8.1 | Allotments are not in the form of a battle-axe arrangement. |
| PO 8.2 | Battle-axe development designed to allow safe and convenient movement. | DTS/DPF 8.2 | The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m. |
| PO 8.3 | Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 8.3 | Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre. |
| PO 8.4 | Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 8.4 | Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Major Land Division (20+ Allotments) | | | |
| Open Space | | | |
| PO 9.1 | Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation. | DTS/DPF 9.2 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|------------------------|---|---|----------------------|
| PO 9.3 | Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities. | DTS/DPF 9.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 10.1 | Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 10.1 | None are applicable. |
| PO 10.2 | Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 10.2 | None are applicable. |
| Solar Orientation | | | |
| PO 11.1 | Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions. | DTS/DPF 11.1 | None are applicable. |

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Navigation and Safety | |
| PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 The operation of wharves is not impaired by marinas and on-water structures. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Navigation and access channels are not impaired by marinas and on-water | DTS/DPF 1.3 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| structures. | | | |
| PO 1.4 | Commercial shipping lanes are not impaired by marinas and on-water structures. | DTS/DPF 1.4 | Marinas and on-water structures are set back 250m or more from commercial shipping lanes. |
| PO 1.5 | Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station. | DTS/DPF 1.5 | On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points. |
| PO 1.6 | Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures. | DTS/DPF 1.6 | None are applicable. |
| Environmental Protection | | | |
| PO 2.1 | Development is sited and designed to facilitate water circulation and exchange. | DTS/DPF 2.1 | None are applicable. |

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 | DTS/DPF 1.2 |
| 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/DPF 2.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility. | | None are applicable. | |
| PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places. | | DTS/DPF 2.2 None are applicable. | |
| PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities. | | DTS/DPF 2.3 None are applicable. | |
| Pedestrians and Cyclists | | | |
| PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points. | | DTS/DPF 3.1 None are applicable. | |
| Usability | | | |
| PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation. | | DTS/DPF 4.1 None are applicable. | |
| Safety and Security | | | |
| PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible. | | DTS/DPF 5.1 None are applicable. | |
| PO 5.2 Play equipment is located to maximise opportunities for passive surveillance. | | DTS/DPF 5.2 None are applicable. | |
| PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park. | | DTS/DPF 5.3 None are applicable. | |
| PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment. | | DTS/DPF 5.4 None are applicable. | |
| PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities. | | DTS/DPF 5.5 None are applicable. | |
| PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits. | | DTS/DPF 5.6 None are applicable. | |
| Signage | | | |
| PO 6.1 Signage is provided at entrances to and within the open space and recreation | | DTS/DPF 6.1 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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. | | | |
| Buildings and Structures | | | |
| PO 7.1 | | DTS/DPF 7.1 | |
| Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive. | | None are applicable. | |
| PO 7.2 | | DTS/DPF 7.2 | |
| Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open. | | None are applicable. | |
| PO 7.3 | | DTS/DPF 7.3 | |
| Development in open space is constructed to minimise the extent of impervious surfaces. | | None are applicable. | |
| PO 7.4 | | DTS/DPF 7.4 | |
| Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve. | | None are applicable. | |
| Landscaping | | | |
| PO 8.1 | | DTS/DPF 8.1 | |
| Open space and recreation facilities provide for the planting and retention of large trees and vegetation. | | None are applicable. | |
| PO 8.2 | | DTS/DPF 8.2 | |
| Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas. | | None are applicable. | |
| PO 8.3 | | DTS/DPF 8.3 | |
| Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity. | | None are applicable. | |
| PO 8.4 | | DTS/DPF 8.4 | |
| Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable. | | None are applicable. | |

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. | | DTS/DPF 1.2 None are applicable. | |

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|--|---|----------------------|
| PO 3.1 | Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding. | DTS/DPF 3.2 | None are applicable. |

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer 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)

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

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| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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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 |
|---|---|
| General | |
| PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact. | DTS/DPF 1.2 None are applicable. |
| Caravan and Tourist Parks | |
| PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors. | DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation. |
| PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality. | DTS/DPF 2.4 None are applicable. |
| PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development. | DTS/DPF 2.5 None are applicable. |
| PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations. | DTS/DPF 2.6 None are applicable. |
| Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972 | |
| PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire). | DTS/DPF 3.1 None are applicable. |
| PO 3.2 | DTS/DPF 3.2 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided. | None are applicable. |
| PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved. | DTS/DPF 3.3 None are applicable. |
| PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. | DTS/DPF 3.4 None are applicable. |

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. | | | |
| Sightlines | | | |
| PO 2.1 | | DTS/DPF 2.1 | |
| Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians. | | None are applicable. | |
| PO 2.2 | | DTS/DPF 2.2 | |
| Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | | None are applicable. | |
| Vehicle Access | | | |
| PO 3.1 | | DTS/DPF 3.1 | |
| Safe and convenient access minimises impact or interruption on the operation of public roads. | | The access is: | |
| | | (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or | |
| | | (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | | None are applicable. | |
| PO 3.3 | | DTS/DPF 3.3 | |
| Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use. | | None are applicable. | |
| PO 3.4 | | DTS/DPF 3.4 | |
| Access points are sited and designed to minimise any adverse impacts on neighbouring properties. | | None are applicable. | |
| PO 3.5 | | DTS/DPF 3.5 | |
| 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: | |
| | | (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner | |
| | | (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance | |
| | | (iii) 6m or more from the tangent point of an intersection of 2 or more roads | |
| | | (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. | |
| PO 3.6 | | DTS/DPF 3.6 | |
| Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate). | | 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 | |

| Policy 24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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 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. | | DTS/DPF 3.8 None are applicable. | |
| PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads. | | DTS/DPF 3.9 None are applicable. | |
| 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. | | DTS/DPF 4.1 None are applicable. | |
| Vehicle Parking Rates | | | |
| PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. | | DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. | |
| Vehicle Parking Areas | | | |
| PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another. | | DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road. | |
| PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like. | | DTS/DPF 6.2 None are applicable. | |
| PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points. | | DTS/DPF 6.3 None are applicable. | |
| PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient. | | DTS/DPF 6.4 None are applicable. | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|---|
| PO 6.5 | Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users. | DTS/DPF 6.5 | None are applicable. |
| PO 6.6 | Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site. | DTS/DPF 6.6 | Loading areas and designated parking spaces are wholly located within the site. |
| PO 6.7 | On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times. | DTS/DPF 6.7 | None are applicable. |
| Undercroft and Below Ground Garaging and Parking of Vehicles | | | |
| PO 7.1 | Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles. | DTS/DPF 7.1 | None are applicable. |
| Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks | | | |
| PO 8.1 | Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement. | DTS/DPF 8.2 | None are applicable. |
| Bicycle Parking in Designated Areas | | | |
| PO 9.1 | The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode. | DTS/DPF 9.1 | Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements. |
| PO 9.2 | Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft. | DTS/DPF 9.2 | None are applicable. |
| PO 9.3 | Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport. | DTS/DPF 9.3 | None are applicable. |
| Corner Cut-Offs | | | |
| PO 10.1 | Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1 | Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: |

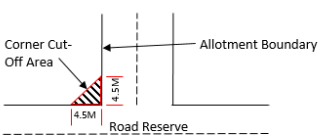
| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Heavy Vehicle Parking | | | |
| PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads. | DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: <ul style="list-style-type: none"> (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parked on the allotment at any time (e) the vehicle parking area achieves the following setbacks: <ul style="list-style-type: none"> (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: <ul style="list-style-type: none"> (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property. | | |
| PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | DTS/DPF 11.2 Heavy vehicles: <ul style="list-style-type: none"> (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator). | | |
| PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads. | DTS/DPF 11.3 None are applicable. | | |

Table 1 - General Off-Street Car Parking Requirements

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

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

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|---|--|
| Residential Flat Building | 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. 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. |
| Row Dwelling where vehicle access is from the primary street | 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded) | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Semi-Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Aged / Supported Accommodation | |
| Retirement facility | 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. |
| Supported accommodation | 0.2 spaces per dwelling for visitor parking. 0.3 spaces per bed. |
| Residential Development (Other) | |
| Ancillary accommodation | No additional requirements beyond those associated with the main dwelling. |
| Residential park | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. 0.3 spaces per bed. |
| Student accommodation | 0.3 spaces per bed. |
| Workers' accommodation | 0.5 spaces per bed plus 0.2 spaces per bed for visitor parking. |
| Tourist | |
| Caravan and tourist park | Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin. |
| Tourist accommodation other than a caravan and tourist park | 1 car parking space per accommodation unit / guest room. |
| Commercial Uses | |
| Auction room/ depot | 1 space per 100m2 of building floor area plus an additional 2 spaces. |
| Automotive collision repair | 3 spaces per service bay. |
| Motor repair station | 3 spaces per service bay. |
| Office | For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area. |
| Retail fuel outlet | 3 spaces per 100m2 gross leasable floor area. |
| Service trade premises | 2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes. |
| Shop (no commercial kitchen) | 5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Shop (in the form of a bulky goods outlet) | 2.5 spaces per 100m2 of gross leasable floor area. |
| Shop (in the form of a restaurant or involving a commercial kitchen) | Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 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 | |
| Community facility | For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area. |
| Educational facility | 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 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|-------------------------------------|---|
| Place of worship | time. |
| Child care facility | 1 space for every 3 visitor seats. |
| | For a child care centre, 0.25 spaces per child |
| | In all other cases, 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. |
| Hospital | 4.5 spaces per bed for a public hospital. |
| | 1.5 spaces per bed for a private hospital. |
| Recreational and Entertainment Uses | |
| Cinema complex | 0.2 spaces per seat. |
| Concert hall / theatre | 0.2 spaces per seat. |
| Hotel | 1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant. |
| Indoor recreation facility | 6.5 spaces per 100m ² of total floor area for a Fitness Centre |
| | 4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities. |
| Industry/Employment Uses | |
| Fuel depot | 1.5 spaces per 100m ² total floor area |
| | 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes. |
| Industry | 1.5 spaces per 100m ² of total floor area. |
| Store | 0.5 spaces per 100m ² of total floor area. |
| Timber yard | 1.5 spaces per 100m ² of total floor area |
| | 1 space per 100m ² of outdoor area used for display purposes. |
| Warehouse | 0.5 spaces per 100m ² total floor area. |
| Other Uses | |
| Funeral Parlour | 1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour. |
| Radio or Television Station | 5 spaces per 100m ² of total building floor area. |

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|--|--|
| | | | Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Non-residential development excluding tourist accommodation | 3 spaces per 100m2 of gross leasable floor area. | 6 spaces per 100m2 of gross leasable floor area. | Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone |
| Non-residential development excluding tourist accommodation | 3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop | 3 spaces per 100 square metres of gross leasable floor area | Urban Neighbourhood Zone in Bowden |
| Tourist accommodation | 1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms | 1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms | City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential development | | | |
| Residential component of a multi-storey building | Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking. | None specified. | City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| | | | Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential component of a multi-storey building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| 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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential flat building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Row dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Semi-detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |

Table 3 - Off-Street Bicycle Parking Requirements

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

| Class of Development | Bicycle Parking Rate | | | | | | | |
|--|---|-----------------|----------------------------|--|--|-----------|------------------|--|
| | Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type. | | | | | | | |
| Consulting room | 1 space per 20 employees plus 1 space per 20 consulting rooms for customers. | | | | | | | |
| Educational facility | For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students. | | | | | | | |
| Hospital | 1 space per 15 beds plus 1 space per 30 beds for visitors. | | | | | | | |
| Indoor recreation facility | 1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors. | | | | | | | |
| Licensed Premises | 1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area. | | | | | | | |
| Office | 1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors. | | | | | | | |
| Child care facility | 1 space per 20 full time employees plus 1 space per 40 full time children. | | | | | | | |
| Recreation area | 1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers. | | | | | | | |
| Residential flat building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors. | | | | | | | |
| Residential component of a multi-storey building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors. | | | | | | | |
| Shop | 1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers. | | | | | | | |
| Tourist accommodation | 1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors. | | | | | | | |
| Schedule to Table 3 | <table><tr><th>Designated Area</th><th>Relevant part of the State</th></tr><tr><td colspan="2">The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</td></tr><tr><td>All zones</td><td>City of Adelaide</td></tr></table> | 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 | |
| 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 | | | | | | | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------|---|-----------------------|
| | Business Neighbourhood Zone 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 | Metropolitan Adelaide |

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources. | | Wastewater lagoons are set back 50m or more from watercourse banks. | |
| <p>PO 2.3</p> <p>Wastewater lagoons are designed and sited to:</p> <p>(a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.</p> | | <p>DTS/DPF 2.3</p> <p>None are applicable.</p> | |
| <p>PO 2.4</p> <p>Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.</p> | | <p>DTS/DPF 2.4</p> <p>Waste operations areas are set back 100m or more from watercourse banks.</p> | |
| Amenity | | | |
| <p>PO 3.1</p> <p>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.</p> | | <p>DTS/DPF 3.1</p> <p>None are applicable.</p> | |
| <p>PO 3.2</p> <p>Access routes to waste treatment and management facilities via residential streets is avoided.</p> | | <p>DTS/DPF 3.2</p> <p>None are applicable.</p> | |
| <p>PO 3.3</p> <p>Litter control measures minimise the incidence of windblown litter.</p> | | <p>DTS/DPF 3.3</p> <p>None are applicable.</p> | |
| <p>PO 3.4</p> <p>Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.</p> | | <p>DTS/DPF 3.4</p> <p>None are applicable.</p> | |
| Access | | | |
| <p>PO 4.1</p> <p>Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.</p> | | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> | |
| <p>PO 4.2</p> <p>Suitable access for emergency vehicles is provided to and within waste treatment or management sites.</p> | | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> | |
| Fencing and Security | | | |
| <p>PO 5.1</p> <p>Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.</p> | | <p>DTS/DPF 5.1</p> <p>Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.</p> | |
| Landfill | | | |
| <p>PO 6.1</p> <p>Landfill gas emissions are managed in an environmentally acceptable manner.</p> | | <p>DTS/DPF 6.1</p> <p>None are applicable.</p> | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------------|--|---|---|
| PO 6.2 | Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 6.2 | Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone. |
| PO 6.3 | Landfill facilities are located on land that is not subject to land slip. | DTS/DPF 6.3 | None are applicable. |
| PO 6.4 | Landfill facilities are separated from areas subject to flooding. | DTS/DPF 6.4 | Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Organic Waste Processing Facilities | | | |
| PO 7.1 | Organic waste processing facilities are separated from the coast to avoid potential environment harm. | DTS/DPF 7.1 | Organic waste processing facilities are set back 500m or more from the coastal high water mark. |
| PO 7.2 | Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 7.3 | Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone. |
| PO 7.4 | Organic waste processing facilities are located on land that is not subject to land slip. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Organic waste processing facilities separated from areas subject to flooding. | DTS/DPF 7.5 | Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Major Wastewater Treatment Facilities | | | |
| PO 8.1 | Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 8.2 | None are applicable. |

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|-----------------|--|---|
| 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 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers. | DTS/DPF 1.4 None are applicable. |

Admin - No criteria applies to this land use

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

| | |
|-----------------------------|--|
| ITEM | 8.1.2 |
| | COUNCIL ASSESSMENT PANEL |
| DATE | 24 October 2023 |
| APPLICATION NO. | 23009326 |
| APPLICANT | Indara Infrastructure |
| PROPOSAL | Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres) With Cluster Mount Headframe Supporting Nine (9) Antennas With Associated Equipment Cabinet And 2.4 Metre High Compound Fencing |
| LOCATION | 4 Dan Street, Mawson Lakes SA 5095 |
| CERTIFICATE OF TITLE | CT-5545/314 |
| AUTHOR | Karyn Brown, Development Officer Planning, City Development |

1. DEVELOPMENT APPLICATION DETAILS

| | |
|--|--|
| Zone/Policy Area | Suburban Business Zone No sub-zone applies |
| Application Type | Performance Assessed |
| Public Notification | Representations received: 12 Representations to be heard: 4 |
| Referrals - Statutory | Parafield Airport |
| Referrals – Internal | Nil |
| Planning & Design Code Version (at lodgement) | 2023.5 |
| Assessing Officer | Karyn Brown, Development Officer – Planning, City Development |
| Recommendation | Grant Planning Consent subject to conditions |

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 |
| Attachment 2: | Copy of Sign Displayed on the Land and Representations |
| Attachment 3: | Applicant's Response to Representations |
| Attachment 4: | External Referral Response |
| Attachment 5: | Extract of Planning and Design Code |

3. EXECUTIVE SUMMARY

The proposed development seeks consent for the construction of a telecommunications facility comprising a 25-metre-high monopole (overall height 27.5 metres) with a cluster mount headframe supporting nine (9) antennas with an associated equipment cabinet and 2.4-metre-high compound fencing at 4 Dan Street, Mawson Lakes.

The application is performance assessed and subject to notification, with twelve representations received. Four representors wish to be heard in support of their submission.

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 facility is located in a zone which supports non-residential uses, and a locality which comprises a mix of land uses;
- b) There is a demonstrated communication service need for the proposed facility, with both a lack of services and no other existing telecommunication facilities located within close proximity to the subject site that would enable co-location opportunities;
- c) The facility has been sited and designed to minimise its visual impact upon the broader locality including residential land to the west; and
- d) The siting and footprint of the proposed facility will ensure that the balance of the land will remain available for activities consistent with the intent of the Suburban Business Zone.

Given the above, it is recommended that Planning Consent be granted subject to conditions.

4. SUBJECT SITE

The site is described as 4 Dan Street, Mawson Lakes and is comprised of one (1) allotment, formally described as Allotment 97, contained in Filed Plan 205405, Certificate of Title Volume 5545 Folio 314.

The site is a regular shaped allotment having a frontage to Dan Street of 40.23 metres and a depth of 58.54 metres. The total site area is approximately 2355 square metres.

The site contains one industrial building which was approved as a workshop and a shipping container. There is one existing access point to Dan Street located centrally along the frontage of the site.

This development proposal is for a lease area at the front of the site located at the north eastern corner of the land. The lease area is a regular shaped site measuring 9 metres in width and a depth of 10 metres. The total lease area is approximately 90 square metres.



Figure 1: Development site (Source: Nearmap)

The site is relatively flat and devoid of any landscaping.

There are no easements, encumbrances or Land Management Agreements that restrict the development on the subject land. Similarly, the subject land does not contain any Heritage Places which may affect the development.

Site photos are provided on the following page.

Photo 1.

*Looking north east
towards the subject
site from the bend
in the road where
Watson Street
becomes Dan
Street*



Photo 2.

*Looking south
west towards the
subject site from
the road reserve
area in front of 6
Dan Street*



Photo 3.
*Looking west
towards the lease
area on the
subject site from
3 Dan Street*



Photo 4.
*Looking south west
from the cul-de-sac
end of Dan Street
with the subject
site in the
background (past
the Peppercorn
Tree)*



Photo 5.
*Looking west
towards the access
point of the subject
site*



Photo 6.
*Looking west
towards the
existing buildings
on the subject site*



Photo 7.

Looking east towards the rear of the subject land from the residential area in Avocet Drive towards Greenfinch Place



Photo 8.

Looking east towards the rear south western corner of the subject land from the residential area in Greenfinch Place



5. LOCALITY

The locality is principally defined by visual reference.

The immediate locality is generally characterised by a mixture of established land uses and built form. On both sides of Dan Street, the locality is generally industrial in nature featuring a number of industrial developments on large allotments. Abutting the land to the west are residential properties.

Allotments to the immediate west of the site are occupied by predominantly single storey detached dwellings facing Avocet Drive and Greenfinch Place.

Further south-west at the corner of Grasswren Way and Avocet Drive is a childcare centre.

Dan Street is a local road under the care and control of Council and is a dead-end road.





There are no other existing telecommunication facilities/monopoles visible within, or from, the locality.

A locality plan, contextual plan and panorama view are provided below.

Locality Plan - Aerial



Legend (Source: Nearmap)

| | |
|---|---------------------------|
|  | Subject land boundary |
|  | Development site boundary |
|  | Locality boundary |
|  | Representor |

Locality Plan – Cadastre



Legend (Source: SAPPA)

| | |
|--|-----------------------|
| | Subject land boundary |
|--|-----------------------|

Panorama View – Looking North



Legend (Source: Nearmap)

| | |
|--|---------------------------|
| | Subject land boundary |
| | Development site boundary |

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development seeks consent for the construction of a telecommunications facility.

The key elements of the proposal include:

- 25-metre-high monopole (overall height 27.5 metres)
- cluster mount headframe supporting nine (9) antennas
 - three (3) Optus 4G panel antennas, each up to 2.8m in length
 - six (6) Optus 5G panel antennas, each up to 1m in length
- equipment cabinet
- 2.4-metre-high compound fencing.

The facility will be located in a lease area located at the north eastern corner of the land at the front of the subject site. The lease area is a regular shaped site measuring 9 metres in width and a depth of 10 metres. The total lease area is approximately 90 square metres.

Sited approximately 6 metres from the north eastern boundary, the proposed 25-metre-high monopole is to be finished in a non-reflective pale grey. The nine antennas attached to the cluster mount headframe will result in the overall height of the telecommunications facility being 27.5 metres.

A 2-metre-high equipment shelter will be constructed to the west of the proposed monopole, with the leased area surrounded by a 2.4m high chain mesh security fence.

The remainder of the subject site is currently unoccupied.

Access to the facility will be obtained via an existing gate that will enable access from the subject site into the compound. Once constructed, the facility will operate on an unmanned basis aside from periodic routine maintenance visits (generally 2-4 times annually).

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

7. CLASSIFICATION

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

A “telecommunications facility” is not listed as an Accepted or Deemed to Satisfy form of development in Tables 1 or 2 respectively of the Zone, nor is the development listed as a Restricted form of development in Table 4 of the Zone.

On this basis, the application shall be assessed as a “Performance Assessed” development against the relevant provisions of the Planning and Design Code.

8. PUBLIC NOTIFICATION

Table 5 of the Suburban Business Zone identifies land use classes of performance assessed development that are excluded from notification. Except where development is assigned to a class in Table 5 public notification is applicable. A telecommunications facility is not assigned within Table 5.

Public notification commenced on 24 August 2023 and closed on 13 September 2023. Twelve (12) representations were received during the notification period. Four (4) representors wish to be heard in support of their submission.

The representors are listed below.

| Representations received | | | |
|--------------------------|--|-------------------|------------------|
| Representations received | | Support or Oppose | Wish to be Heard |
| 1 | Mang Hong Ao 3 Northcote Walk MAWSON LAKES SA 5095 | Oppose | |
| 2 | Nigel and Orietta Newman 5 Greenfinch Place MAWSON LAKES SA 5095 | Oppose | |
| 3 | Michelle Kaminski 28 Grasswren Way MAWSON LAKES SA 5095 | Oppose | |
| 4 | Jonathan Dunlop 3 Greenfinch Place MAWSON LAKES SA 5095 | Oppose | ✓ |
| 5 | Neil Chappell 25 Avocet Drive MAWSON LAKES SA 5095 | Oppose | |
| 6 | Md Rajibul Karim 21 Avocet Drive MAWSON LAKES SA 5095 | Oppose | ✓ |
| 7 | Karen Chappell 25 Avocet Drive MAWSON LAKES SA 5095 | Oppose | ✓ |
| 8 | Peter Andreson PO Box 146 INGLE FARM SA 5098 | Oppose | |
| 9 | Wendy Jenner 360 Mawson Lakes Boulevard MAWSON LAKES SA 5095 | Support | |
| 10 | Darren Edwards 360 Mawson Lakes Boulevard MAWSON LAKES SA 5095 | Support | |
| 11 | S L Lau 1 Greenfinch Place MAWSON LAKES SA 5095 | Oppose | |

| | | | |
|----|---|---------------|---|
| 12 | Jennifer and Steven Tehan 6 Dan Street MAWSON LAKES SA 5095 | Oppose | ✓ |
|----|---|---------------|---|

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

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

The content of the representations and the applicant's response are summarised in the table below.

| Summary of Representations | |
|--|---|
| Representations | Applicant's Response |
| <i>The proposed telecommunications facility will have a negative visual impact upon the locality and is not sympathetic to the heights of existing buildings in the locality</i> | <p><i>The building height controls (up to 12 metres) outlined in the Zone and any other planning controls do not apply to a telecommunication facility as it is not considered a building under Part 8 - Administrative Terms and Definitions.</i></p> <p><i>We acknowledge the nearby residents are concerned about the visual impact of the proposed telecommunication facility. As discussed in the submitted planning report and request for further information, we believe that the siting of the proposed telecommunication facility is an appropriate location that has minimal visual impact on the surrounding area based on the considerations below:</i></p> <ul style="list-style-type: none"> <i>Locating the telecommunication facility at the street frontage allows for an increased setback (approximately fifty (50) metres) to minimise impact on visual amenity on the nearest residential dwellings.</i> <i>Locating the telecommunication along the frontage of the lot does not detrimentally impact the commercial/light industrial land use streetscape, standing in roadside context containing powerlines, canopy trees, shipping containers and warehouses.</i> <i>Telecommunications facilities are, by their nature, required to protrude above the surrounding environment to function and therefore will be taller than surrounding low rise-built form.</i> <i>The use of a slimline monopole, rather</i> |

| | |
|--|--|
| | <p><i>than a lattice tower, was selected to minimise the visual bulk of the telecommunication when viewed at a distance and in close proximity to the surrounding residential dwellings.</i></p> <ul style="list-style-type: none"> • <i>Limiting the height of the proposal to twenty-five (25) metres (27.5m including antennas). This will ensure that the best level of coverage can be provided to the locality, without constructing to a greater height which would have greater adverse visual impact in accordance with PO6.2 of the IREF.</i> • <i>Use of non-reflective material in a grey colour finish for the antenna, monopole, and ancillary equipment to reduce visual contrast where visible on the skyline in accordance with PO6.3(c) of the Infrastructure and Renewable Energy Facilities module of the Code (IREF).</i> • <i>Ground based equipment cabinet is to be located directly adjacent to the structure. The proposed ground-based equipment can be coloured to blend in well with the immediate streetscape to be in accordance with PO6.3(c) of the IREF.</i> • <i>The compound is located behind a 2.4m high security fence. Landscaping will be provided partially around the proposed facility (as per the submitted landscape plan) to further soften the visual impact and built form of the proposed telecommunication facility in accordance with PO6.3 (d) of IREF.</i> |
| <p><i>Concerns with proximity to residential areas and community sensitive locations</i></p> | <p><i>A common assumption is that the telecommunications facility is unsafe due to the close proximity of antennas to urban areas. However, this is not the case. In fact, it is essential for telecommunications facilities to be in close proximity to the associated target coverage area so that they can operate at low power.</i></p> <p><i>To ensure the functionality of mobile networks, it is necessary to position low-powered base stations in close proximity to areas where</i></p> |

| | |
|--|---|
| | <p><i>people use their mobile phones. This includes residential areas, schools, and workplaces. If these base stations are not situated within these areas, it will lead to poor coverage and call quality. It's crucial to bear in mind that more than 78% of emergency calls (000 calls) are made from mobile phones, underscoring the importance of having reliable access to these services.</i></p> <p><i>While some individuals advocate for establishing buffer zones around sites sensitive to the community, it's important to consider that this approach may necessitate increased power for mobile phones to establish connections, potentially resulting in higher exposure levels in the area.</i></p> <p><i>Telecommunication facilities operate within strict safety standards and can be safely located within and near residential areas. The Australian environmental, public health and safety standards set safe limits for electromagnetic emissions in the community. The standards do not specify separation distances or buffer zones for residential or sensitive locations.</i></p> <p><i>An installation adjacent to residential areas is not considered out of the ordinary – mobile base stations need to be close to the areas that they are servicing, including in residential areas.</i></p> <p><i>The facility has been carefully considered, in context of potentially sensitive nearby locations including residential dwellings and other community facilities such as schools and childcare centres. This facility will operate in compliance with, and at levels many times lower than, the Australian standard. This facility will operate at levels representing 2.31% of the Australian Standard. Further modelling in the submitted EME Report also show that the levels at the nearby childcare centre will operate at lower level presenting 1.11% of the Australian Standard, keeping in mind that exposure levels up to 100% is considered safe to all members of the public.</i></p> |
|--|---|

| | |
|---|---|
| <i>Impact on property values due to the proposed development</i> | <i>The possible impact on property value as a result of the proposed telecommunication facility is not an impact that can be considered during the planning process. This is not an impact for which there is any evidence, and as such the proposal cannot be recommended for refusal on this ground given this is not a consideration under the Planning and Design Code.</i> |
| <i>Concerns with health and safety impacts due to the proposed facility</i> | <p><i>Carriers rely upon the expert advice of national and international health authorities such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA, World Health Organisation (WHO) and International Commission on Non-Ionising Radiation (ICNRP) who review and commission health and safety research.</i></p> <p><i>ARPANSA reviews scientific studies and undertook a review of relevant science in their review of the current ARPANSA Standard. "The ARPANSA RF Standard is based on scientific research that shows the levels at which harmful effects occur and it sets limits, based on international guidelines, well below these harmful levels. This applies to both public and occupational exposure limits.</i></p> |
| <i>Concerns with environmental impacts due to the proposed facility</i> | <i>A concern was raised about the adverse environmental impact on wildlife habitat and damage to the local ecosystem. The proposal does not involve removal of any trees and is setback well away from any bodies of water. Therefore, the impacts on the wildlife are considered highly unlikely.</i> |
| <i>Concerns with the site selection process</i> | <p><i>The site selection process for the proposed telecommunications facility has been carried out in accordance with the precautionary principles outlined in Sections 4.1 and 4.2 of the C564:2020 Mobile Base Station Deployment Code. The Planning Report submitted by CPS indicates that various potential locations were considered, including the assessment of co-location opportunities at nearby sites such as the Technology Park and Parafield Airport.</i></p> <p><i>Unfortunately, the existing telecommunications</i></p> |

| | |
|---|--|
| | <p><i>sites are located outside the intended coverage area and therefore were deemed unsuitable for addressing coverage issues within the target area, and as a result, they were ruled out as viable options. It is worth noting that in order to provide successful coverage to the larger area, the site needs to be located within the target, preferably close to the centre of the area.</i></p> <p><i>Regarding alternative candidates, a number of options were assessed in the site selection process; however, these candidates have been discounted for various reasons.</i></p> |
| Concerns with need including coverage and capacity demand | <p><i>Optus have identified issues with network performance and capacity in the eastern area of Mawson Lakes and the residents of western side of Pooraka.</i></p> <p><i>The areas above have limited service from the existing telecommunications infrastructure given its low-rise residential land-use limiting opportunities for deployment and height restrictions from the nearby Parafield Airport. Because of this, the area west of the Main Road and east of Bridge Road does not have its own base station, Optus have identified issues with network performance and reliability. These issues are exacerbated by increased development, as well as general trends of increasing network usage. Optus have identified that a new base station is needed specifically to service this area while dealing with all the site constraints imposed by the surrounding area.</i></p> |

9. REFERRALS – STATUTORY

Parafield Airport

Parafield Airport Ltd has no objections to the proposal. Three advice notes were recommended which have been included with the suite of recommended Advisory Notes at the end of this report.

10. REFERRALS – INTERNAL

No internal referrals were triggered by the proposed development.

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 and Design Code, as a telecommunications facility can be an acceptable form of land use within the Suburban Business Zone, subject to management of potential visual and interface impacts (which are discussed below).

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 Appendix 5.

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) (All structures over 15 metres) | Satisfied – the proposed development does not pose a hazard to the operation of an airfield, as confirmed by the Agency Referral to Parafield Airport. |
| Building Near Airfields | Satisfied – the proposed development does not pose a hazard to the operational and safety requirements of commercial airfields, as confirmed by the Agency Referral to Parafield Airport. |
| Defence Aviation Area (All structures over 90 metres) | Satisfied – the proposed development does not pose a hazard to the operation of an airfield, and is less than 90m in height. |
| Hazards (Flooding – General) | Satisfied – the proposed development does not pose a hazard to people, property, infrastructure or the environment. |
| Prescribed Wells Area | Not applicable – the proposed development will not rely on a water supply from a prescribed well. |
| Regulated and Significant Tree | Not applicable – the proposed development does not include Tree Damaging Activity. |
| Traffic Generating Development | Satisfied – the proposed development does not pose a risk to the safe and efficient operation of transport routes. |

Land Use

The Suburban Business Zone seeks:

*A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses.
[Desired Outcome (DO) 1]*

Performance Outcome (PO) 1.1 and its associated Deemed to Satisfy / Designated Performance Feature (DTS/DPF) provides greater clarity in relation to the land uses contemplated within the Zone:

PO 1.1

Shops, office, consulting room, low-impact industry and other non-residential uses are supported by a variety of compact, medium density housing and accommodation types.

DTS/DPF 1.1

Development comprises one or more of the following:

- (a) Consulting room*
- (b) Dwelling*
- (c) Institutional facility*
- (d) Light industry*
- (e) Motor repair station*
- (f) Office*
- (g) Residential flat building*
- (h) Retail fuel outlet*
- (i) Service trade premises*
- (j) Shop*
- (k) Store*
- (l) Warehouse*

The proposal is for a telecommunications facility. While not explicitly listed in DTS/DPF 1.1, the DO and PO 1.1 of the Zone contemplate a range of non-residential uses, intended to co-exist with residential development. Accordingly, and subject to an assessment of potential amenity impacts, a non-residential use in the form of a telecommunications facility (a service which broadly supports both residential and non-residential uses) may be a reasonable form of development within the Zone.

Telecommunications facilities provide important communication services to the community. The Environment, Resources and Development Court has considered numerous appeals in relation to telecommunications facilities in response to the increase demand for improved mobile phone coverage. In *Telstra Corporation Ltd v City of Onkaparinga [2013] SAERDC 25*, it was determined that, consistent with other court appeals, that telecommunication facilities are to be considered as ‘essential infrastructure’ and that they are necessary to serve the community. The Court has however confirmed that a planning assessment should consider potential co-location of facilities or alternate sites to ensure potential visual impacts are suitably addressed.

Having regard to the above, and further discussed below, the site is considered to be broadly suitable for the proposed land use.

Demonstrated Need and Alternate Sites

The General Development Policies “Infrastructure and Renewable Energy Facilities” module of the Code seeks:

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. [Desired Outcome (DO) 1]

Performance Outcome 6.1 of the same module seeks “*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.*”

In investigating sites for the facility, the applicant identified nine co-location sites (identified in Figure 2) as part of its initial investigation of suitable sites to service their target service area, in reference to the identified target coverage area.

The potential candidate sites for upgrading existing telecommunication facilities and co-location opportunities in the area were identified as:

| Site Address | Zone |
|--|--------------------------|
| 4 McLeod Court, Cavan | Strategic Employment |
| 6 EW Pitts Avenue, Cavan | Strategic Employment |
| 12 Park Way, Mawson Lakes | Strategic Innovation |
| 7 Stanway Street, Pooraka | Strategic Employment |
| 61 Research Road, Pooraka | Strategic Employment |
| 219-247 Montague Road, Ingle Farm | Suburban Activity Centre |
| Corner of Montague Road and Roopena Street, Ingle Farm | Suburban Activity Centre |
| Lot 702 Royal Avenue, Pooraka | Employment |
| 750 Main North Road, Gepps Cross | Employment |



Figure 2: Nine co-location sites (shown in yellow) (Source: Google Earth)

The applicant has advised that above sites were not considered to be satisfactory as they already contain existing Optus equipment which the applicant has advised cannot provide optimal coverage and capacity to the eastern side of Mawson Lakes and the western side of Pooraka. As such, co-locating on these sites would not resolve service issues in Optus' target coverage area.

Further to the above, the sites located at 61 Research Road, Pooraka and 219-247 Montague Road, Ingle Farm were identified as not being able to sufficiently cover the intended target area and are both located outside the search ring set by Optus' radio frequency engineer to achieve optimal coverage to the target area. In addition, these sites are adjacent to the existing Optus sites which will result in duplication of coverage and services.

Taking the above into consideration, the applicant determined that there are no suitable options for co-location and that a new base station is required.

In addition to identifying potential co-location sites, the applicant also considered new candidate sites. Eight candidate sites (identified in Figure 3) were identified as part of its initial investigation of suitable sites to service their target service area, in reference to the identified target coverage area. Two additional candidate sites were also investigated (identified in Figure 4) on request for further consideration of alternative sites as part of the planning assessment process.

The potential candidate sites were identified as:

| Candidate | Site Address | Zone |
|-----------|---------------------------------------|---------------------------|
| A | 1-3 Levels Court, Pooraka | Strategic Employment |
| B | 908 Main North Road, Mawson Lakes | Employment |
| C | 898-906 Main North Road, Mawson Lakes | Employment and Open Space |
| D | 879-883 Main North Road, Pooraka | Employment |

| | | |
|---|----------------------------------|-------------------|
| E | 891-895 Main North Road, Pooraka | Employment |
| F | 6 Mary Street, Mawson Lakes | Suburban Business |
| G | 4 Dan Street, Mawson Lakes | Suburban Business |
| H | 6 Dan Street, Mawson Lakes | Suburban Business |
| I | 5-15 Mary Street, Mawson Lakes | Suburban Business |
| J | 897-901 Main North Road, Pooraka | Employment |



Figure 3: Eight candidate sites (shown in red) and the target coverage area (shown in blue) (Source: Google Earth)



Figure 4: Additional two candidate sites (shown in red) (Source: Google Earth)

In selecting a potential location for a new base station, the applicant has advised that it undertook a thorough investigation process. Candidates on commercial land were prioritised to maximise setback from residential dwellings and sensitive land uses. Locations subject to significant environmental constraints were also avoided. The applicant also considered a number of factors, including technical feasibility (ability of the site to service the area), planning policies including flooding and airport height restrictions, buildability and ability to secure tenure.

The investigation of the potential candidate sites found the following:

| Candidate | Findings |
|------------------|---|
| A, D, E, F and H | <ul style="list-style-type: none"> These candidates are located within the target coverage area and would have likely achieved Optus' coverage objectives. While the planning controls and policies would be favourable to the deployment of a new facility, the landowners were not willing to discuss hosting a telecommunications facility on their land. |
| C | <ul style="list-style-type: none"> This candidate is located within the target coverage area and would have likely achieved Optus' coverage objectives and there was a previous development approval for a telecommunication facility (refer to 361/153/2019/2B). The landowner has future development plans on site and no longer want to host a telecommunications facility. |
| D | <ul style="list-style-type: none"> The site is within a commercial/business area and has reasonable setbacks from the surrounding land uses including the residential areas and on-site uses. The site meets Optus' radio frequency objectives. The landowner is willing to enter into a commercial agreement to host a telecommunications facility. |
| I and J | <ul style="list-style-type: none"> The timeframe to establish tenure is expected to be greater with higher commercial costs expected than the preferred candidate. The sites are closer to residential dwellings than the preferred site (within 40 metres), and are more exposed to the surrounding urban environment than the preferred candidate. This is likely to be considered of the same or greater amenity and visual impact. Power supply is not available on these sites and may require substantive network upgrades. Despite the industrial zoning of the land, the land uses on each of the sites appear to be more of a public open space. <i>Candidate J</i> - There are site constraints, including proximity to a creek which poses a higher risk of flooding the equipment shelter, interference with other infrastructure on site, and the potential need to remove the surrounding mature vegetation to enable the functional operation of the telecommunications facility. |

Taking the above into consideration, the subject site (Candidate D) was identified as the most viable site for the proposed facility. The applicant concluded the site is within a commercial/business area and has reasonable setbacks from the surrounding land uses including the residential areas and on-site uses. Further, the site meets Optus' radio frequency

objectives and the landowner is also willing to enter into a commercial agreement to host a telecommunications facility.

A number of representors expressed concern over siting the telecommunications facility at this location. In their response to the representations, the applicant concluded the existing telecommunications sites considered were located outside the intended coverage area and were deemed unsuitable for addressing coverage issues within the target area. They further advised that in order to provide successful coverage to the target area, the site needs to be located within the target area, preferably close to the centre of the area. As a result, all other sites were ruled out as viable options.

Having regard to all relevant factors, the applicant is considered to have adequately demonstrated ‘need’ for the proposed facility. The proposal will provide residents, businesses and visitors to the eastern area of Mawson Lakes and the western side of Pooraka with the coordinated and efficient provision of mobile phone coverage, as contemplated by Desired Outcome 1 of the General Development Policies “Infrastructure and Renewable Energy Facilities” module. The site is considered to be the most centrally located within the demands of service and achieves Optus’ desired increase in capacity and efficiency of its network.

Existing facilities do not meet Optus’ technical requirements, with an assessment of existing facilities confirming that co-location options are not considered to be a viable option. Alternate sites have been examined in detail and found to be unsuitable. Having regard to the zoning of the land and the demonstrated need, the proposal is considered to satisfy the Court’s ‘tests’ to determine the appropriateness of the land use in this particular location.

Visual Impact and Amenity

The General Development Policies “Interface Between Land Uses” module of the Code seeks:

Development is located and designed to mitigate adverse impacts on or from neighbouring and proximate land uses. [Desired Outcome (DO) 1]

The following General Development Policies “Infrastructure and Renewable Energy Facilities” provisions of the Code are considered relevant to the assessment of the proposal.

PO 1.1

Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.

DTS/DPF 1.1

None are applicable.

PO 2.1

The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by:

DTS/DPF 2.1

None are applicable.

- (a) utilising features of the natural landscape to obscure views where practicable*
- (b) siting development below ridgelines where practicable*
- (c) avoiding visually sensitive and significant landscapes*
- (d) using materials and finishes with low-reflectivity and colours that complement the surroundings*
- (e) using existing vegetation to screen buildings*
- (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.*

PO 6.1

The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.

DTS/DPF 6.1

None are applicable.

PO 6.2

Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.

DTS/DPF 6.2

None are applicable.

PO 6.3

Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:

DTS/DPF 6.3

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.*

It is acknowledged that a 27.5-metre-high structure will have a visual impact upon adjoining and surrounding allotments, including the nearby residential area. Noting that telecommunications facilities are by virtue of their very nature, tall structures, one must balance the consideration of visual impact and amenity with the recognition that such facilities are a necessary communication service to the community.

A number of representors expressed concern in relation to the visual impact of the proposed structure upon the amenity of the locality.

To minimise its visual impact, the Applicant has advised the proposal incorporates:

- Use of a ‘slimline’ monopole finished in an unpainted, non-reflective pale grey which will minimise the visual bulk of the facility and assist in blending into the surrounding area and landscape when viewed at a distance.
- The facility has been sited away from nearby residents and areas of high scenic amenity. The lease area for the proposed facility is approximately 50 metres from the closest residential zone boundary to the west, and is over 200 metres from the closest arterial road (Montague Road). The facility will be partially screened from surrounding land uses including existing buildings and vegetation.
- The ground equipment will be located directly adjacent to the monopole and will not be visible from the adjacent residential area. Landscaping is to be provided which will assist with the screening of the lower half of the facility, in particular towards Dan Street to obscure views of the equipment shelter and compound fencing.
- The height of the proposed monopole is the minimum height required to ensure effective operation in order to achieve the mobile phone coverage objectives. A shorter pole would decrease its technical viability and not achieve the operational capabilities required within the identified coverage area.
- The subject site is well separated from schools, reserves and heritage listed items within Mawson Lakes.

While the proposed facility will be visible in the locality due to its height, the proposal has responded to the visual considerations and impact upon the amenity of the locality. As noted above, the lease area of the proposed development achieves reasonable separation from the nearest boundary of the Housing Diversity Neighbourhood Zone, which is approximately 50 metres to the west. Furthermore, the locality comprises a mix of industrial, commercial and

residential buildings and uses, and therefore the proposal is not at odds with the established ‘mixed’ character.

While the monopole will be visible from the residential area to the west, the lower elements such as the equipment shelter and compound fencing will not be visible, and these have been clustered close to the monopole. Further, landscaping to be planted to the front and sides of the lease area will provide for partial screening of the telecommunications facility from certain viewpoints on Dan Street, and enhance its presentation at human level.

In addition, the materials of finish will generally blend with established materiality of industrial sheds in the locality, which mostly comprise unarticulated and plain grey metal finishes facing Dan Street.

Therefore, and recognising the absence of co-location opportunities within the locality, and acknowledging the monopole will be visible from a range of vantage points, it is considered that on balance, the telecommunications facility has been designed to minimise its visual impact in accordance with PO 2.1 and PO 6.3 of the General Development Policies “Infrastructure and Renewable Energy Facilities” module of the Code.

Health Impacts

A concern identified by many representors relates to the potential health impacts caused by the radiofrequency and electromagnetic energy that are produced by the proposed facility.

The Environment Resources and Development Court has considered a number of appeals in relation to the concerns regarding health effects of telecommunications facilities. In the matter of *Optus v City of Kensington and Norwood and Frost (ERDC 344/97)*, the Court stated:

“We acknowledge the desirability of adopting a precautionary approach to the assessment of risk to humans of new land uses, but we are satisfied that the Australian and New Zealand standard referenced to above embraces the precautionary approach and that RFR levels are well within the standard.”

The ERD Court has further commented on this matter in the more recent judgement of *Foresto & Matripolito v Development Assessment Commission & Anor (2005) SAERDC 45 (June 2005)*:

“It is not sufficient to simply raise personal concerns or to rely on general material published in various media. The issue and concern has previously been dealt with by this Court and others in Australia, it is regulated by the Commonwealth Government and there has been no finding that I am aware of to reject a telecommunications facility of this kind on the basis of potential health effects on the community. At this time, the Court must accept that position”.

The Planning and Design Code is silent in respect to health impacts of telecommunications facilities and given the Courts approach to this matter, the consideration of health effects of the proposed telecommunications facility is not a material town planning consideration in weighing up this proposal.

Notwithstanding this, the applicant advises that telecommunications facilities throughout Australia must comply with regulations prescribed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). These Regulations have adopted an environmental standard that limits the network signal strength to a level to protect people, in all environments, 24 hours a day.

The levels of electromagnetic energy (EME) emission from the telecommunication facility have been assessed by Radhaz Consulting using methodology developed by the ARPANSA. Their assessment identifies the proposed facility will operate comfortably within the prescribed safety standards.

The applicant further advises that biological and health effects of exposure to EME have been considered by the World Health Organisation (WHO). The WHO states that the research has found no adverse health impacts from low level signals emitted by base stations and wireless network.

Landscaping

The General Development Policies “Design in Urban Areas - Landscaping” module in the Planning and Design Code seeks:

PO 3.1

Soft landscaping and tree planting are incorporated to:

DTS/DPF 3.1

None are applicable.

- (a) Minimise heat absorption and reflection*
- (b) Maximise shade and shelter*
- (c) Maximise stormwater infiltration*
- (d) Enhance the appearance of land and streetscapes.*

While the site is currently devoid of any vegetation, the proposal includes a landscaping area adjacent the front and both sides of the lease area. The landscaping strips adjacent the front (eastern) property boundary and the side (northern) will be 1.2 metres wide while the area located on the southern side of the lease area will be 2.2 metres wide. The landscape area comprises approximately 23 square metres (25%) of the overall lease area.

Accordingly, the proposal aligns with PO 3.1.

Transport, Access and Parking

The following General Development Policies “Transport, Access and Parking” provisions of the Code are considered relevant to the assessment of the proposal.

PO 1.4

Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.

DTS/DPF 1.4

All vehicle manoeuvring occurs onsite.

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 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.

DTS/DPF 3.3

None are applicable.

The proposed development is accessed by one (1) existing entry/exit access point onto Dan Street which facilitate safe and convenient vehicle movements. PO 3.1 and 3.3 are therefore satisfied.

The existing driveway is located centrally at the front of the site and allows adequate room for the largest vehicle size intended to access the rear of the site in a one-way direction. Further, the area at the rear of the site allows for vehicles to manoeuvre and exit the site in a forward direction.

Accordingly, the proposal aligns with the relevant provisions listed above and is not expected to have any negative traffic or parking impacts.

12. CONCLUSION

The applicant has demonstrated the need for the proposed telecommunication facility to provide the Mawson Lakes and Pooraka area with the coordinated and efficient provision of mobile phone coverage. Existing facilities within the wider locality do not provide viable co-location options, with the subject site providing the most suitable central location within the target area. Alternate sites were considered, however, did not meet the technical requirements required to provide an effective mobile phone service.

It is acknowledged that given its height, the monopole will be visible from a range of vantage points within the locality. The applicants have sought to minimise these visual impacts through placement and design of the facility. The visual outcomes have been balanced against the Planning and Design Code's intent to provide communication services to the local community.

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 facility is located in a zone which supports non-residential uses, and a locality which comprises a mix of land uses;
- b) There is a demonstrated communication service need for the proposed facility, with both a lack of services and no other existing telecommunication facilities located within close proximity to the subject site that would enable co-location opportunities;
- c) The facility has been sited and designed to minimise its visual impact upon the broader locality including residential land to the west; and
- d) The siting and footprint of the proposed facility will ensure that the balance of the land will remain available for activities consistent with the intent of the Suburban Business Zone.

Given the above, it is recommended that Planning Consent be granted subject conditions.

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 Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to Development Application 23009326 for Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres) With Cluster Mount Headframe Supporting Nine (9) Antennas With Associated Equipment Cabinet And 2.4 Metre High Compound Fencing 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 |
|-------------------------|--|----------------------|--------------------------------------|
| A0618-P1 Revision 01 | Draft Site Layout Sheet 1 of 2 | 13 July 2023 | CPS Technology & Infrastructure |
| A0618-P2 Revision 01 | Draft Site Layout Sheet 2 of 2 | 13 July 2023 | CPS Technology & Infrastructure |
| A0618-P3 Revision 01 | Draft Site Elevation | 13 July 2023 | CPS Technology & Infrastructure |
| L1 B | Landscape Plan | 11 August 2023 | Species Landscape Architecture |
| | Planning Permit Application Report | 30 March 2023 | CPS Technology & Infrastructure |
| | Response to Request for Further Information | 2 August 2023 | CPS Technology & Infrastructure |
| | Response to Second Request for Further Information | 11 August 2023 | CPS Technology & Infrastructure |
| | Response to Submissions | 29 September 2023 | CPS Technology & Infrastructure |

2. Except where otherwise approved, the external finishes of the facility shall:
 - (a) Be of new non-reflective materials; and
 - (b) Be finished in materials and colours/tones as shown on the Approved Plans; and
 - (c) Be maintained in good condition at all times.
3. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Approved Landscaping Plan, prepared by Species Landscape Architecture, dated 11 August 2023. All landscaping shall be completed, prior to commencement of use 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).
4. Except where otherwise approved, 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

- 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).

- 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.
- The development shall be lawfully commenced by substantial work on the site of the development within 2 years from the date of Development Approval. If substantial work on the site has occurred within 2 years, the development shall be substantially or fully completed within 3 years from the date of Development Approval.
- This Development Approval does not constitute land owner's approval. The following applies to any works on Council land:
 - 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.
 - 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 root expansion.
 - 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;
 - 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 wilful damage.
- 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.
- The Council approved plans should be available on site at all times while performing the building work.

- 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>
- 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.*
- 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>

Parafield Airport

- The development as described at an approximate height of RL 40.70m Australian Height Datum (AHD) does not penetrate the Parafield Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials or masts, must be subject to a separate assessment.
- Crane operations associated with construction shall be the subject of separate application. Cranes may require approval in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*.
- Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

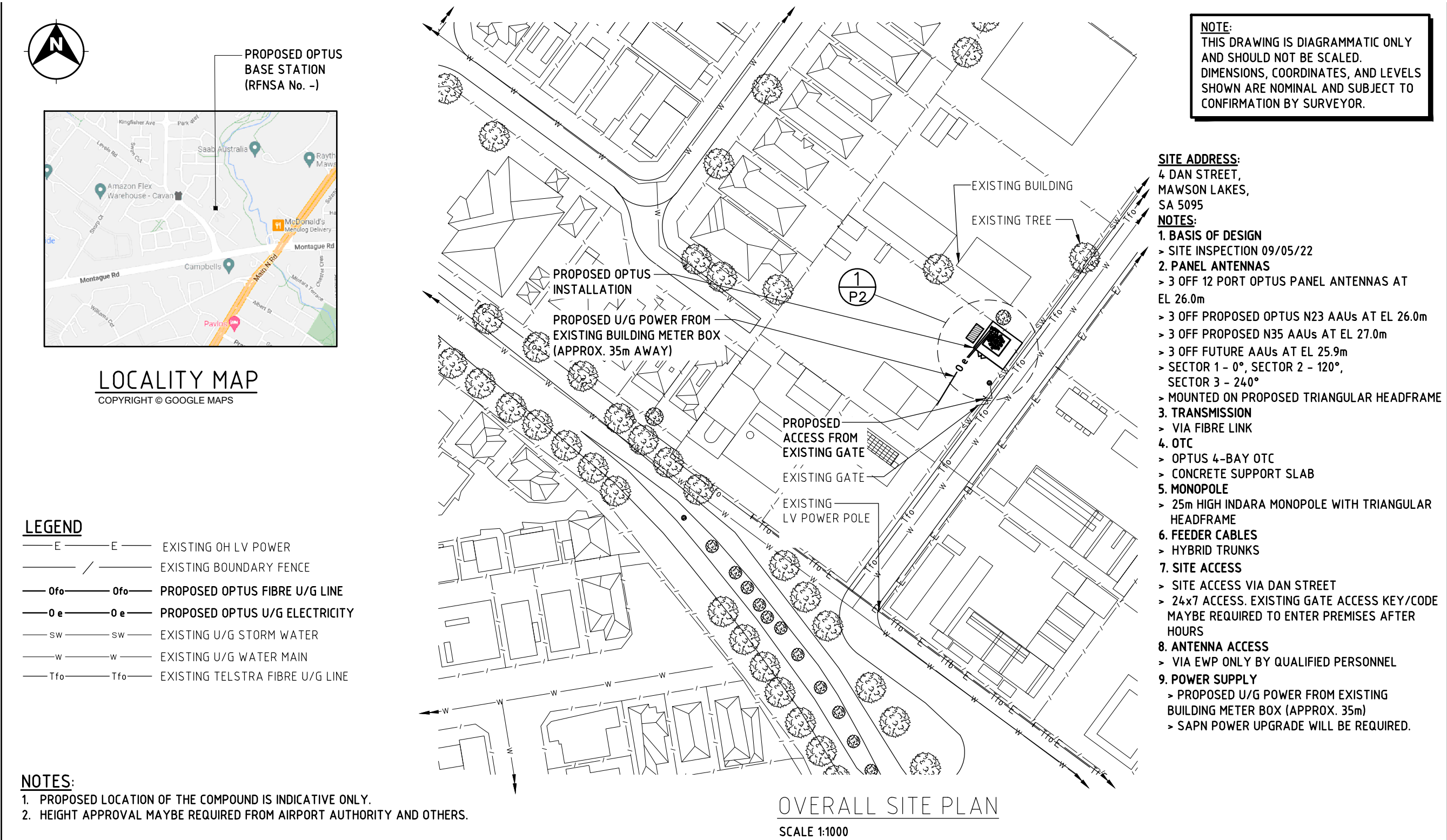
ATTACHMENTS



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. External Referral Response[↓](#)
5. Extract of Planning and Design Code[↓](#)

Appendix 1

Proposal Plans and Supporting Documentation



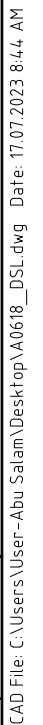
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| 01 | | 13.07.23 | | ISSUED FOR APPROVAL | | | | CPS | | HR | AD | BT | ST | | | | | | |
| Rev | | Date | | Revision Details | | | | Consultant | | CAD | Designer | Verifier | Approver | | | | | | |
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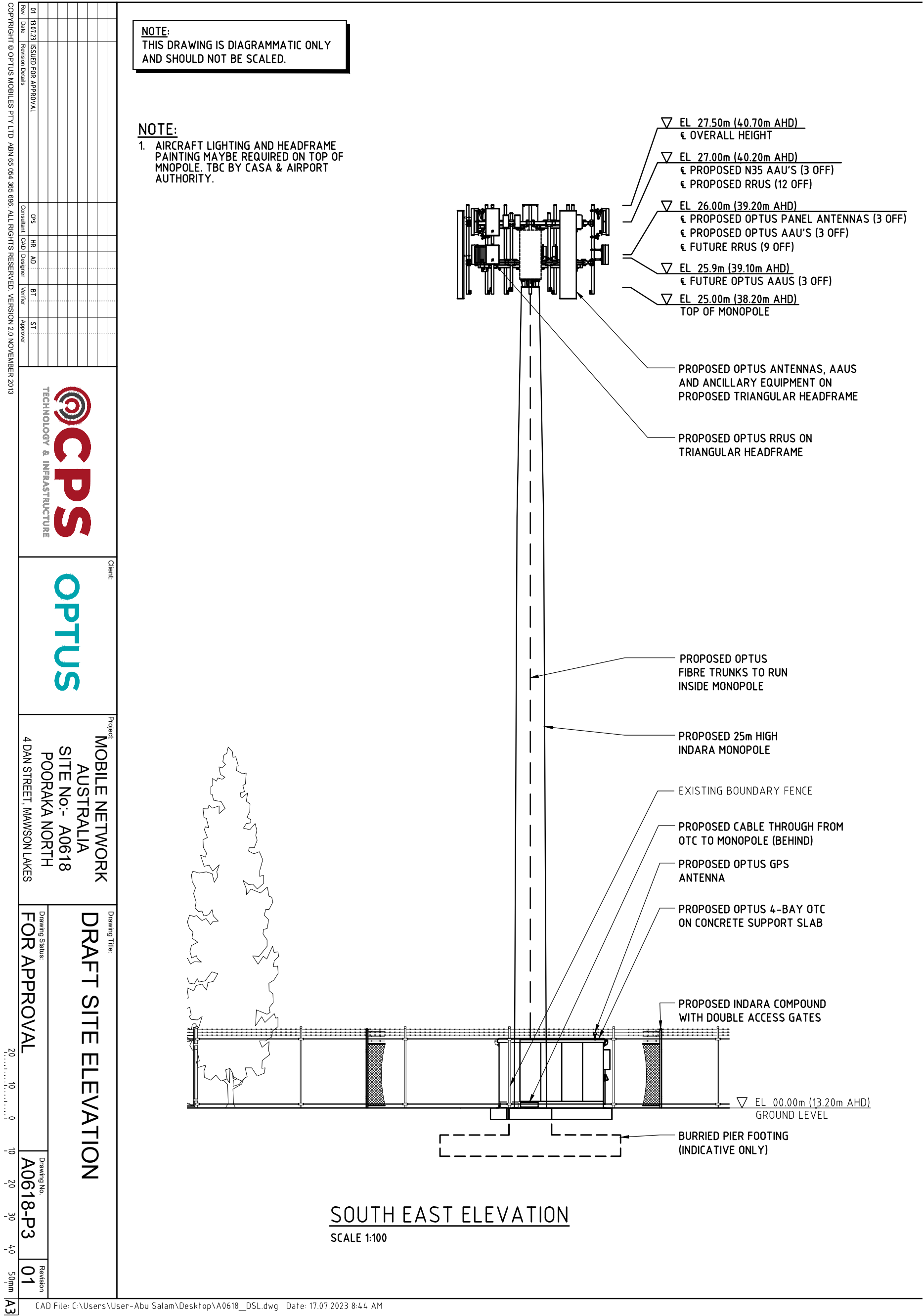
COPYRIGHT © OPTUS MOBILES PTY LTD ABN 65 054 365 696. ALL RIGHTS RESERVED. VERSION 2.0 NOVEMBER 2013

CAD File: C:\Users\Abu Salam\Abu Salam\Desktop\A0618_DSL.dwg Date: 17.07.2023 8:44 AM

20 10 0 10 20 30 40 50mm

A3







GENERAL MAINTENANCE NOTES

General
Maintain and establish the works for the intended period as specified during which maintenance shall be carried out.

Watering and Establishment
Water shall be applied to the works as required to ensure the survival and growth of the plants. Water shall be applied to the works as required to ensure the survival and growth of the plants. Water shall be applied to the works as required to ensure the survival and growth of the plants.

Protection
Protect all plants and trees from damage, either mechanical, insecticide or otherwise.

Shrub Care
Shrub care shall be carried out in a timely and efficient manner and be carried out in accordance with the specifications.

Planting
Planting shall be carried out in a timely and efficient manner and be carried out in accordance with the specifications.

Planting Schedule
The planting schedule shall be carried out in a timely and efficient manner and be carried out in accordance with the specifications.



SITE LOCATION & EXISTING TREE PLAN scale NTS

PLANTING PLAN scale 1:100

MAINTENANCE INSTRUCTIONS

| MAINTENANCE TYPE | MAINTENANCE | MAINTENANCE | PERIOD |
|------------------|--------------------------------------|-------------|-----------|
| Tree & Shrub | Pruning, weeding, mulch, water, etc. | 12 MONTHS | 12 MONTHS |

PLANTING SCHEDULE

| PLANT | QUANTITY | PLANTING DATE | PLANTING TIME | PLANTING LOCATION | PLANTING METHOD |
|--------------|----------|---------------|---------------|-------------------|-----------------|
| Tree & Shrub | 10 | 12/12/2021 | 10:00 AM | 10:00 AM | 10:00 AM |
| Shrub | 20 | 12/12/2021 | 10:00 AM | 10:00 AM | 10:00 AM |

| PLANT | QUANTITY | PLANTING DATE | PLANTING TIME | PLANTING LOCATION | PLANTING METHOD |
|--------------|----------|---------------|---------------|-------------------|-----------------|
| Tree & Shrub | 10 | 12/12/2021 | 10:00 AM | 10:00 AM | 10:00 AM |
| Shrub | 20 | 12/12/2021 | 10:00 AM | 10:00 AM | 10:00 AM |



| PLANT | QUANTITY | PLANTING DATE | PLANTING TIME | PLANTING LOCATION | PLANTING METHOD |
|--------------|----------|---------------|---------------|-------------------|-----------------|
| Tree & Shrub | 10 | 12/12/2021 | 10:00 AM | 10:00 AM | 10:00 AM |
| Shrub | 20 | 12/12/2021 | 10:00 AM | 10:00 AM | 10:00 AM |

GENERAL NOTES
General notes are not indicated on plan.
Contractor to be aware of existing conditions prior to commencement of construction works.
Contractor to be aware of existing conditions prior to commencement of construction works.

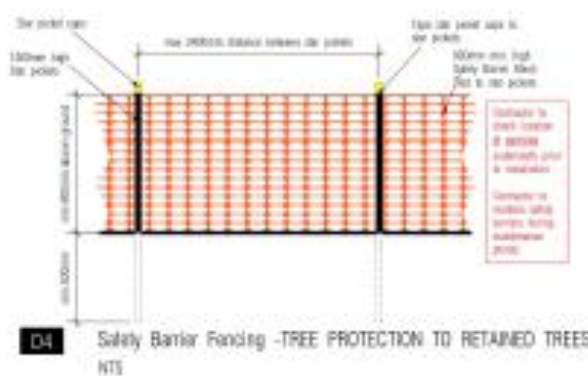
PLANTING NOTES

Planting Details
1. Tree Planting Detail
2. Timber Edge Detail
3. Shrub Planting Detail

Planting Schedule
The planting schedule shall be carried out in a timely and efficient manner and be carried out in accordance with the specifications.

LANDSCAPE KEY

| | |
|--------------------------|--------------------------|
| Tree to be retained | Tree to be retained |
| Tree Protection Zone | Tree Protection Zone |
| Proposed Evergreen Trees | Proposed Evergreen Trees |
| Proposed Shrub Planting | Proposed Shrub Planting |
| Tree Edge | Tree Edge |
| Proposed Mulch | Proposed Mulch |
| Proposed Gravel Area | Proposed Gravel Area |



Safety Barrier Fencing - Tree Protection to Retained Trees NTS



11 August 2023

Karyn Brown
Development Officer – Planning
City of Salisbury
PO Box 8
Salisbury SA 5108

Dear Karyn,

Development Application: 23009326
Address: 4 Dan Street, Mawson Lakes SA 5095
RE: Response to Second Request for Further Information

CPS Technology and Infrastructure acts on behalf of Indara Infrastructure and Optus for the matter above.

We understand that the City of Salisbury has concerns with the submitted landscape plan in response to the Request for Further Information, dated Friday 5 May 2023, associated with the proposed telecommunications facility application.

The landscape plan has updated to show both trees and shrubs on the sides of the proposed facility. The location of the trees and shrubs have been chosen in consideration to the location of the facility and practicality of maintaining the landscaping into the future. The planting schedule has also been updated to detail the number of semi-mature trees that will be planted.

We trust that you will find the information about this proposal informative and respectfully request that a development application proceed to public notification.

Yours sincerely,

CPS Technology and Infrastructure
(on behalf of Indara and Optus)

P: 02 9300 1700 | **W:** www.cps.tech.com.au | **Head Office:** Suite 1003, 1 Newland St, Bondi Junction NSW 2022



2 August 2023

Karyn Brown
Development Officer – Planning
City of Salisbury
PO Box 8
Salisbury SA 5108

Dear Karyn,

Development Application: 23009326
Address: 4 Dan Street, Mawson Lakes SA 5095
RE: Response to Request for Further Information

CPS Technology and Infrastructure acts on behalf of Indara Infrastructure and Optus for the matter above.

We understand that the City of Salisbury has concerns with the visual impact and the proposed location of the proposed telecommunications facility. The concerns raised in the correspondence, dated 3 May 2023, are addressed in detail in the appendix below.

We trust that you will find the information about this proposal informative and respectfully request that a development application proceed to public notification.

Yours sincerely,

CPS Technology and Infrastructure
(on behalf of Indara and Optus)

P: 02 9300 1700 | **W:** www.cptech.com.au | **Head Office:** Suite 1003, 1 Newland St, Bondi Junction NSW 2022



Appendix – Response to Council’s Concerns

Alternative Sites

The Carriers’ criteria need to be satisfied in selecting a feasible site, which takes, as a minimum, the following factors into account:

- Environmental, land use, town planning and potential amenity impacts including visual impact;
- Technical operation considerations including the most efficient mobile coverage to targeted areas from a relatively central position;
- The potential to obtain tenure at the site and a willing landowner or land manager;
- Construction feasibility of power and vehicle access, and surface conditions, terrain and vegetation impact; and
- Cost Factors

Having regard to these criteria and following a desktop analysis of the Search Area, two (2) additional locations were reviewed as alternative candidates for the proposed telecommunications facility.



**Candidate I - 5-15 Mary Street Mawson Lakes SA 5095**

- The timeframe to establish tenure is expected to be greater, with higher commercial costs expected than the prime candidate.
- The candidate is closer to residential dwellings than the prime candidate (within 40 metres), and is more exposed to the surrounding urban environment than the current prime candidate, which is likely to be considered of the same or greater amenity and visual impact.
- Power supply is not available on site and may require substantive network upgrades in comparison to the current proposed location, where power is readily available.
- Despite the Industrial Zoning of the land, the land use appears to be more of a public open space. The Prime Candidate is located within a part of private land that serves no current benefit to the lot.

Candidate J - 897-901 Main North Road Pooraka SA 5095

- The timeframe to establish tenure is expected to be greater, with higher commercial costs than the prime candidate.
- This candidate is closer to a residential area than the prime candidate (within 40 metres) which is likely to be considered of the same or even greater amenity and visual impact than the current prime candidate.
- There are site constraints, including proximity to a creek which poses a higher risk of flooding the equipment shelter, interference with other infrastructure on site, and the potential need to remove the surrounding mature vegetation to enable the functional operation of the telecommunications facility.
- Power supply is not available on site and may require substantive network upgrades in comparison to the current proposed location, where power is readily available.
- Despite the Industrial Zoning of the land, the land use appears to be more of a public open space. The Prime Candidate is located within a part of private land that serves no current benefit to the lot.

Overall, these candidates would have not been reasonable and practical alternatives to the proposed prime candidate. The candidates are not viable or practical alternatives to meet the objectives and policies of the Planning and Design Code. Therefore, we respectfully submit that the prime candidate remains as the only viable candidate for consideration.



Response to General Development Policies

| Design in Urban Areas | | |
|--|--|--|
| Landscaping | | |
| <p>PO 3.1</p> <p>Soft landscaping and tree planting are incorporated to:</p> <ul style="list-style-type: none"> a) minimise heat absorption and reflection b) maximise shade and shelter c) maximise stormwater infiltration d) enhance the appearance of land and streetscapes. | <p>DTS/DPF 3.1</p> <p>None are applicable.</p> | <p>The submitted landscape plan, through the appropriate and practical selection of planting within the restricted confines of an active industrial lot and telecommunication facility compound, aims to minimise heat absorption and reflection, maximise shade and shelter, maximise stormwater infiltration, and enhance the immediate streetscape.</p> |

| Infrastructure and Renewable Energy Facilities | | |
|--|--|---|
| Visual Amenity | | |
| <p>PO 2.1</p> <p>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:</p> <ul style="list-style-type: none"> a) utilising features of the natural landscape to obscure views where practicable b) siting development below ridgelines where practicable c) avoiding visually sensitive and significant landscapes d) using materials and finishes with low-reflectivity and colours | <p>DTS/DPF 2.1</p> <p>None are applicable.</p> | <ul style="list-style-type: none"> • The mature vegetation in the immediate area, in particular along Mawson Lakes Boulevard and Dry Creek is used to obscure and screen views of the telecommunications facility. • The immediate area is generally flat and therefore siting development below ridgeline is not relevant. • The proposed telecommunications facility does not occupy a position that will obstruct views or sightlines to any visually sensitive and significant landscapes. • The facility will be finished in unpainted, non-reflective grey. We submit that grey facilities blend best into urban environments, in all |



| | | |
|---|--|---|
| <p>that complement the surroundings</p> <p>e) using existing vegetation to screen buildings</p> <p>f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.</p> | | <p>weathers and environments.</p> <ul style="list-style-type: none"> Where practical and feasible (to minimise interruption to the operation of the industrial use of the lot), landscaping is incorporated partially around the proposed facility to minimise the visual impact on the streetscape and adjacent residential area. |
| Telecommunication Facilities | | |
| <p>Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:</p> <p>a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose</p> <p>or all of the following:</p> <p>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</p> <p>c) using materials and finishes that complement the environment</p> | <p>DTS/DPF 6.1</p> <p>None are applicable.</p> | <ul style="list-style-type: none"> There are no buildings or structures in the immediate surroundings with a suitable height which were identified in the locality as demonstrated in the Candidate selection of the submitted Planning Report. Existing electrical power poles and light poles form part of the streetscape within close proximity to the proposed facility. These existing structures give precedent for telecommunications structures to be deployed as the proposed facility will present a similar visual outcome as the existing structures in the area as demonstrated in Visual Impact Section of the submitted Planning Report. The mature vegetation in the immediate area, in particular along Mawson Lakes Boulevard and Dry Creek is also used to |



| | | |
|---|--|---|
| <p>d) screening using landscaping and vegetation, particularly for equipment shelters and huts.</p> | | <p>obscure views of the telecommunications facility.</p> <ul style="list-style-type: none"> • The facility will be finished in unpainted, non-reflective grey. We submit that grey facilities blend best into urban environments, in all weathers and environments. • Ground equipment will not be visible from the nearby residential area, given its minimal size and existing fence height . The frontage will be landscaped to minimise the visual impact of the proposed facility and equipment on the Dan Street streetscape. |
|---|--|---|

Landscape Plan

A detailed landscape plan is provided in response to this Request for Further Information.

Certificate of Title

A Certificate of Title is provided in response to this Request for Further Information.



CPS Technology and Infrastructure
Level 9 – 256 Queen Street
Melbourne VIC 3000

30 March 2023

**Planning Department
City of Salisbury
PO Box 8
Salisbury SA 5108**

Dear Sir or Madam,

**PLANNING PERMIT APPLICATION - PROPOSED TELECOMMUNICATIONS FACILITY
AT 4 DAN STREET MAWSON LAKES SA 5095**

Please find the enclosed planning permit application report with accompanying appendices and complete application form. The report motivates the desirability of the proposal against the requirements of the planning scheme and policies.

Optus hereby confirms that the Precautionary Approach in the Selection and Design of the proposed site has been applied in accordance with Sections 4.1 and 4.2 of the Industry Code C564:2020.

I trust that the information provided is sufficient to process and make an informed decision on the proposal. Kindly inform us if any additional information is required.

Yours sincerely,

CPS Technology and Infrastructure



Document Control

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|------------------------------|-------|------------------|-----------------|-------------------|
| Site Name: Pooraka | | | | |
| Document Revision | Date | Revision Details | Document Author | Document Reviewer |
| 1 | 08/03 | First Draft | MT | KK |
| 2 | 30/03 | Final | MT | KK |

| |
|--|
| Document Prepared by |
| CPS Technology and Infrastructure Level 9 – 256 Queen Street Melbourne VIC 3000 Phone (02) 9300 1700 Email cps@cpstech.com.au |

Contents

| | |
|---|-----------|
| Executive Summary | 5 |
| 1. Introduction | 6 |
| 2. Background | 6 |
| 2.1 Indara and Optus | 6 |
| 2.2 Demand for Network Services | 7 |
| 2.3 Coverage Objectives | 8 |
| 3. Candidate Selection | 9 |
| 3.1 Site Selection | 9 |
| 3.2 Upgrade and Co-Location Opportunities | 10 |
| 3.3 Alternate Candidates | 12 |
| 4. Site Context | 15 |
| 5. Proposed Works | 18 |
| 5.1 Equipment to be Installed | 18 |
| 5.2 Site Access and Parking | 19 |
| 5.3 Noise | 19 |
| 5.4 Power and Utilities | 19 |
| 5.5 Emissions | 19 |
| 5.6 Environmental Considerations | 20 |
| 5.7 Heritage | 20 |
| 5.8 Aviation | 20 |
| 6. Legislative Context | 22 |
| 6.1 Commonwealth Legislation | 22 |
| 6.1.1 Telecommunications Act 1997 and Telecommunications (Low-Impact Facilities) Determination 2018 | 22 |
| 6.1.2 Telecommunications Code of Practice 2018 | 22 |
| 6.1.3 C564:2020 Mobile Phone Base Station Deployment Code | 23 |
| 6.2 SA Planning, Development & Infrastructure Act 2016 | 23 |
| 6.3 SA Planning & Design Code 2021 | 25 |
| 6.3.1 Regulatory Provisions | 25 |
| 6.3.2 Zone Requirements | 26 |
| 6.3.3 Overlays | 41 |
| 6.3.4 General Development Policy Requirements | 46 |

| | | |
|----|---|----|
| 7. | Visual Impact | 60 |
| 8. | Radiofrequency Emissions and Safety | 67 |
| 9. | Conclusion | 69 |
| | Appendix 1: Certificate of Title..... | 70 |
| | Appendix 2: Proposal Plans | 71 |
| | Appendix 3: ARPANSA EME Report..... | 72 |

Executive Summary

| | |
|--------------------------------|--|
| Site Information | <p>Lot description: Certificate of Title – Volume 5545 Folio 314 Allotment 97 Filed Plan 205405 In the Area named Mawson Lakes Hundred of Yatala</p> <p>Physical address: 4 Dan Street MAWSON LAKES SA 5095 Coordinates: -34.82281, 138.61419</p> |
| Proposal | <p>CPS Technology and Infrastructure are seeking development consent for a new Telecommunications Facility at 4 Dan Street MAWSON LAKES SA 5095 (Certificate of Title – Volume 5545 Folio 314)</p> <p>The proposed facility will be owned by the Indara Group and host Optus telecommunications equipment. The facility will provide Optus 4G and 5G services to the nearby residential, commercial and industrial areas of Pooraka and Mawson Lakes.</p> <p>The proposal involves:</p> <ul style="list-style-type: none"> • One (1) 25m Indara monopole • One (1) new antenna headframe supporting the following equipment: <ul style="list-style-type: none"> - Three (3) Optus 4G panel antennas, each up to 2.8m in length - Six (6) Optus 5G panel antennas, each up to 1m in length • One (1) outdoor equipment cabinet at ground level • Ancillary equipment associated with operation and safety of the facility, including remote radio units, dual rejection filter, combiners, global positioning system, cabling and antenna mounts <p>The facility will be located within a fenced compound. The monopole and associated equipment will be finished in non-reflective pale grey.</p> |
| Purpose | <p>Indara Infrastructure Pty Ltd (part of the Indara group), with Optus, are proposing a new telecommunications facility at MAWSON LAKES. The new facility will provide improved Optus 4G and 5G coverage, and capacity mobile phone services to the nearby residential, commercial and industrial areas of Pooraka and Mawson Lakes</p> <p>The facility has been designed as a neutral host facility, capable of supporting co-location by other carriers, government entities and wireless service providers.</p> |
| Planning Considerations | <p>LGA: City of Salisbury Zoning: Suburban Business Overlays: Airport Building Heights Regulated, Building Near Airfields, Defence Aviation Area, Hazards Flooding General, Prescribed Wells Area, Regulated and Significant Tree and Traffic Generating Development.</p> |
| Applicant | <p>CPS Technology and Infrastructure on behalf of Indara Infrastructure Pty Ltd Level 9 – 256 Queen Street Melbourne VIC 3000</p> <p>Email: cps@cpstech.com.au Our Reference: A0618 Pooraka North</p> |

1. Introduction

CPS Technology and Infrastructure, on behalf of Indara Infrastructure Pty Ltd (part of the Indara Group), are seeking development consent for a new telecommunications facility at 4 Dan Street MAWSON LAKES SA 5095 (Certificate of Title – Volume 5545 Folio 314)

The new facility will be comprised of a twenty-five (25) metre monopole supporting Optus telecommunications antennas and equipment. The purpose of the project is to significantly improve Optus mobile telecommunications services, including coverage and network capacity, in the western area of Pooraka and eastern area of Mawson Lake.

This Town Planning Report provides an assessment of the project against relevant planning controls.

2. Background

2.1 Indara and Optus

This development application has been prepared and submitted by CPS Technology and Infrastructure on behalf of the Indara Group. Indara are Australia's leading independent owner and provider of shared wireless telecommunications infrastructure, with a portfolio of over 4300 telecommunications sites across Australia.

Indara are Australia's leading independent owner and operator of digital infrastructure. We provide critical communications and data solutions that help support the digital transformation of our society. We're passionate about investing long term in our nation, building and designing digital infrastructure that creates long term value for our customers and the broader Australian community.

Indara owns and manages over 4300 mobile telecommunications facilities across Australia. Indara operate as a neutral host – our facilities are specifically designed to accommodate co-location by Australia's mobile carriers, government agencies and other wireless services providers.

Indara has partnered with Optus Mobile Pty Ltd (Optus) to expand the Optus mobile network across Australia. This facility is being proposed to improve Optus mobile services in the Pooraka and Mawson Lakes areas.

The proposed facility is comprised of a new monopole and associated passive infrastructure, which will be owned and managed by Indara, and active infrastructure (antennas and telecommunications equipment) which will be owned and managed by Optus.

Note for legal purposes, the applicant for this development application is Indara Infrastructure Pty Ltd.

2.2 Demand for Network Services

Access to high quality telecommunications services is vitally important to the community. Mobile usage continues to trend upward.

- 99% of Australians use a mobile phone; 76% of Australians do not have a landline phone and rely exclusively on a mobile phone¹.
- Mobile data usage continues to significantly increase as the network is used in different ways. Between 2020 and 2021, the amount of data downloaded by phone increased by over 29%². In the first quarter of 2022, global mobile data usage grew by 40%³. Streaming and video calling are major drivers of this increased demand.
- Covid-19 significantly changed the way that Australians live and work – 61% of employed Australians worked online from home in 2021⁴. With many Australians continuing to adopt flexible or hybrid work arrangements, additional demand has been placed on the mobile network.
- Public safety is a significant driver behind improvements to mobile coverage. In 2021, around 78% of emergency calls were made from a mobile handset⁵.

More than ever, mobile telecommunications is an essential service. By extension, mobile base stations are essential infrastructure – it is important that mobile infrastructure keeps pace with this increasing demand.

¹ <https://www.acma.gov.au/publications/2021-12/report/communications-and-media-australia-how-we-communicate>

² <https://www.acma.gov.au/publications/2021-12/report/communications-and-media-australia-how-we-use-internet>

³ <https://www.ericsson.com/en/reports-and-papers/mobility-report/dataforecasts/mobile-traffic-update>

⁴ <https://www.acma.gov.au/publications/2021-12/report/communications-and-media-australia-trends-and-developments-telecommunications-2020-21>

⁵ <https://www.triplezero.gov.au/triple-zero/How-to-Call-000/advanced-mobile-location>

2.3 Coverage Objectives

This proposal is specifically to improve mobile service for businesses, residences and visitors to eastern area of Mawson Lakes and the residents of western side of Pooraka. Optus have identified issues with network performance and capacity in this area.

Mawson Lakes and Pooraka have access to the Optus mobile network, with several existing base stations in the predominately within the commercial/industrial areas of Mawson Lake and Pooraka .

However, the western area of Pooraka, in particular, has limited service from the existing telecommunications infrastructure given its low-rise residential land-use limiting opportunities for deployment and height restrictions from the nearby Parafield Airport. Because of this, the area west of the Main Road and east of Bridge Road does not have its own base station, Optus have identified issues with network performance and reliability. These issues are exacerbated by increased development, as well as general trends of increasing network usage. Optus have identified that a new base station is needed specifically to service this area while dealing with all the site constraints imposed by the surrounding area.

3. Candidate Selection

3.1 Site Selection

Before proposing a new base station, mobile carriers will attempt to resolve service issues by reconfiguring or upgrading existing base stations. If upgrades will not resolve service issues, the carrier will consider any opportunities to co-locate on an existing mobile facility, building or other structure.

If there are no feasible co-location opportunities, the carrier will proceed to deploy a new 'greenfield' base station.

This facility is proposed in partnership with Optus, who have confirmed a new telecommunications facility will be needed in the eastern area of Mawson Lakes and the western side residential area of Pooraka, and are working with Indara to deploy the new facility.

3.2 Upgrade and Co-Location Opportunities

Existing telecommunications facilities in the area have been assessed to confirm if they are feasible for co-location.

Figure 1 shows the location of existing facilities in the area around this proposed site, based on information from the Radio Frequency National Site Archive database (www.rfnsa.com.au). None of the existing sites in the area are suitable for co-location.



Figure 1: Existing Communications Facilities in Cavan, Pooraka and Mawson Lakes (Google Earth)

| Existing and Proposed Communications Facilities | | |
|---|---|---|
| RFNSA Details | Site Address | Comments |
| 5094006 Optus Vodafone | 4 McLeod Court CAVAN SA 5094 (25m Monopole) | These sites already contain existing Optus equipment which cannot provide coverage in the eastern side of Mawson Lakes and western side of Pooraka residential area sufficiently. Upgrades to this facility would not resolve service issues in Optus' target coverage area. |
| 5094009 Optus Telstra Vodafone | 6 EW Pitts Avenue CAVAN SA 5094 (30m Monopole) | |
| 5095003 Optus Telstra Vodafone | 12 Park Way MAWSON LAKES SA 5095 (30m Monopole) | |
| 5095002 Optus Vodafone | 7 Stanway Street POORAKA SA 5095 (30m Monopole) | |
| 5095006 Telstra | City of Salisbury Waste Transfer 61 Research Road POORAKA SA 5095 (30m Monopole) | These site will not sufficiently cover the intended target area and is located outside the search area ring set by Optus' radio frequency engineer to achieve the optimal coverage/capacity in the western part of eastern area of Mawson Lakes and western side of Pooraka residential area. |
| 5098003 Telstra | 219-247 Montague Road INGLE FARM SA 5098 (25m Monopole) | In addition, these sites are also adjacent to the existing Optus' sites which will result in duplication of coverage and services. |
| 5098002 Optus Vodafone | Corner of Montague Road and Roopena St INGLE FARM SA 5098 (Rooftop) | These sites already contain existing Optus equipment which cannot provide coverage in the eastern side of Mawson Lakes and western side of Pooraka residential area sufficiently. Upgrades to this facility would not resolve service issues in Optus' target coverage area. |
| 5095004 Optus Telstra Vodafone | LOT 702 Plan F15514 Royal Avenue POORAKA SA 5095 (22m Monopole) | |
| 5094010 Optus Telstra Vodafone | 750 Main North Rd GEPPS CROSS SA 5094 (25m Monopole) | |

3.3 Alternate Candidates

A robust investigation of potential candidates has been undertaken.

There are no suitable options for co-location. Optus have identified that a new base station is required, and are working with CPS Technology and Infrastructure (CPS) to deploy a new telecommunications facility in the eastern area of Mawson Lakes and the residents of western side of Pooraka.

In selecting a site for the new facility, CPS have undertaken a robust investigation process. Candidates on commercial land have been prioritised to maximise setback from residential dwellings and sensitive land uses. Locations subject to significant environmental constraints were also avoided. Optus and CPS have considered a number of factors, including technical feasibility (ability of the site to service the area), planning policies including flooding and airport height restrictions, buildability and ability to secure tenure.

A variety of potential locations within Optus' target coverage area were considered. Many feasible locations were considered, including:

- Various locations commercial/industrial locations in Mawson Lakes and Pooraka; and
- Co-locations opportunities as per Section 3.2

In identifying a candidate, we have sought to maximise separation from residences and sensitive uses where possible, whilst also endeavouring to minimise impacts on the environment and scenic amenity as far as practicable.

Following a detailed analysis of prospective candidates, CPS and Optus have chosen to proceed with a new facility at 4 Dan Street This candidate was considered favourable because it can achieve Optus' service objectives in the eastern area of Mawson Lakes and the residents of western side of Pooraka.

A precautionary approach has been taken to site selection in accordance with sections 4.1 and 4.2 of the *C564:2020 Mobile Base Station Deployment Code*.

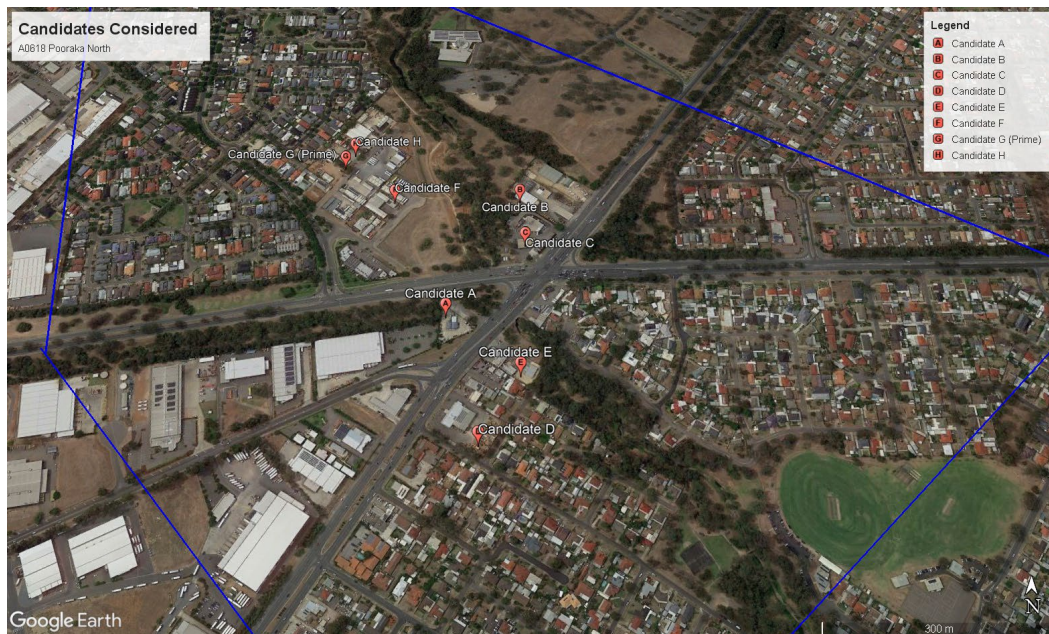


Figure 2: Potential candidates (Google Earth)

| Prospective Candidates | | |
|------------------------|---|--|
| Candidate | Site Address | Comments |
| A | 1-3 Levels Court Pooraka SA 5095 | This candidate is within the target coverage area and would have likely achieved Optus' coverage objectives. The Planning controls and policies would be favourable to the deployment of a new telecommunications facility. Unfortunately, the representatives for the landowner of Candidate A were not willing to discuss hosting a Telecommunications Facility on their land and therefore is not a viable site. |
| B | 908 Main North Road, Mawson Lakes SA 5095 | There is insufficient space to host a telecommunication facility due to limited space on site. Significant Tree on site which impacts on the access to the proposed telecommunication facility. This candidate is within the target coverage area and would have likely achieved Optus' coverage objectives. |
| C | 898-906 Main North Road Mawson Lakes SA 5095 | Previous Development Application approved for telecommunication facility under 361/153/2019/2B. Unfortunately, landowner has future development plans on site and does no longer want to host a telecommunication facility. This candidate is within the target coverage area and would have likely achieved Optus' coverage objectives. |
| D | 879-883 Main North Road Pooraka SA 5095 | This candidate is within the target coverage area and would have likely achieved Optus' coverage objectives. The Planning controls and policies would be favourable to the deployment of a new telecommunications facility. Unfortunately, the representatives for the landowners of Candidates D, E, and F were not willing to discuss hosting a Telecommunications Facility on their land. |
| E | 891-895 Main North Road, Pooraka SA 5095 | |
| F | 6 Mary Street Mawson Lakes SA 5095 | |
| G | 4 Dan Street Mawson Lakes SA 5095 | Site is within a commercial/business area. Site has reasonable setbacks from the surrounding land uses including the residential areas and on site uses. The site meets Optus' radio frequency objectives. The landowner is also willing to enter into a commercial agreement to host a telecommunication facility. |
| H | 6 Dan Street Mawson Lakes SA 5095 | This candidate is within the target coverage area and would have likely achieved Optus' coverage objectives. The Planning controls and policies would be favourable to the deployment of a new telecommunications facility. Unfortunately, the representatives for the landowner of Candidate H were not willing to discuss hosting a Telecommunications Facility on their land. |

4. Site Context

The proposal involves establishment of a new telecommunications facility at 4 Dan Street, Mawson Lakes SA 5095

The subject land comprises of one (1) lot set aside for warehousing/workshop purposes as shown on the Certificate of Title as Volume 5545 Folio 314 Allotment 97 Filed Plan 205405 In the Area named Mawson Lakes Hundred of Yatala. The area is approximately 2,355m²

The land is considered relatively flat for the purpose of a telecommunication facility and does not require earthworks. Access to the land is via Dan Street.

The proposal is to construct a new telecommunication facility to the north-eastern corner of the site. The facility will be on boundary with Dan Street. The nearest building is at 6 Dan Street which is approximately ten (10) metres. The nearest residential dwelling is approximately seventy (70) metres away west.

The land is wholly within the Suburban Business Zone

Surrounding Land Use

- The northern boundary is approximately fifty-nine (59) metres long abuts 6 Dan Street with a land use of warehouse/workshop.
- The southern boundary is approximately fifty-nine (59) metres long and abuts 360-364 Mawson Lakes Boulevard which appears to be a residential dwelling and warehouses.
- The eastern boundary abuts 6 Dan Street and other warehouses/workshops across the road. The boundary is approximately forty (40) metres long.
- The western boundary abuts 13-17 Avocet Drive and Greenfinch Place and is approximately forty (40) metres long. The area is generally residential and zoned accordingly as Housing Diversity Neighbourhood.

The land is considered relatively flat for the purpose of a telecommunication facility and does not require earthworks. Access to the land is via Bond Street.

Figures 3 – 5 show the proposed site.



Figure 3: Site context. The proposed facility is located within a business/light industrial precinct, within a wider residential area. The facility has been deliberately sited in this area in preference to serve both Mawsons Lake and Pooraka (Nearmap).

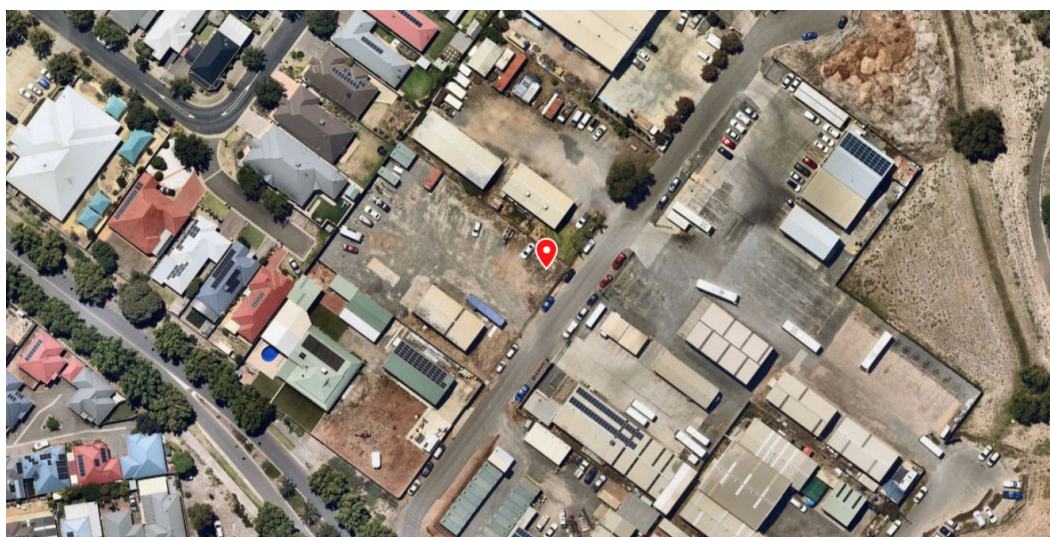


Figure 4: Site context. The new facility is located in the north-eastern corner of the subject lot, abutting Dan Street (Nearmap).



Figure 5: View of proposed compound location, at the front of subject lot.

5. Proposed Works

5.1 Equipment to be Installed

The proposed works involve installation of:

- One (1) new twenty (25) metres Indara monopole, finished in unpainted, non-reflective grey.
- Optus telecommunications equipment on the pole and within the compound, including:
 - Three (3) 4G panel antennas, each up to 2.8m in length, mounted on a new headframe.
 - Six (6) 5G panel antennas, each up to 1m in length, mounted on the new headframe.
 - One (1) outdoor equipment cabinet, factory grey finish mounted at ground level at the base of the pole.
 - Ancillary equipment associated with operation and safety of the facility, including remote radio units, combiners, rejection filters, cabling and safety equipment.

The overall height of the facility, including antennas and equipment, will not exceed 27.50m above ground level.

The facility will be located within a fenced 10m x 9m compound, enclosed by a 2.4m tall chainlink security fence.

Refer **Appendix 3** for proposal plans.

5.2 Site Access and Parking

The property can be accessed via an existing crossover and gate off Dan Street.

Once constructed, the facility will operate on an unmanned basis aside from periodic routine maintenance visits (generally 2-4 times annually). The facility will not generate significant vehicle traffic through its ongoing operation.

5.3 Noise

The facility will not be a significant generator of noise. The only part of the facility that generates noise is the cooling fans on the equipment cabinet.

Cooling equipment will only operate when required and will not operate continuously. Cooling equipment will operate at levels generally comparable to those of a domestic air conditioner. The project is not expected to represent a noise nuisance given the fifty (50) metre plus setback and other commercial/light industrial uses in the immediate area adjacent to the residential area.

5.4 Power and Utilities

The proposal will include installation of underground power and fibre infrastructure, via trench. No works associated with stormwater drainage, or connections to reticulated water and sewerage, are proposed or required.

5.5 Emissions

Operation of the facility will not result in emission of dust, heat, smoke, gaseous plumes or particulates.

To provide mobile coverage, the facility will produce electromagnetic EME emissions. These will be within the levels prescribed by ARPANSA and regulated by ACMA. An ARPANSA EME Report, demonstrating compliance with Australian safety standards, is attached. Refer section 8 of this report.

5.6 Environmental Considerations

The site is cleared and does not require any removal of vegetation including trees. It is noted that the tree on site was removed between May and September 2022 by others.

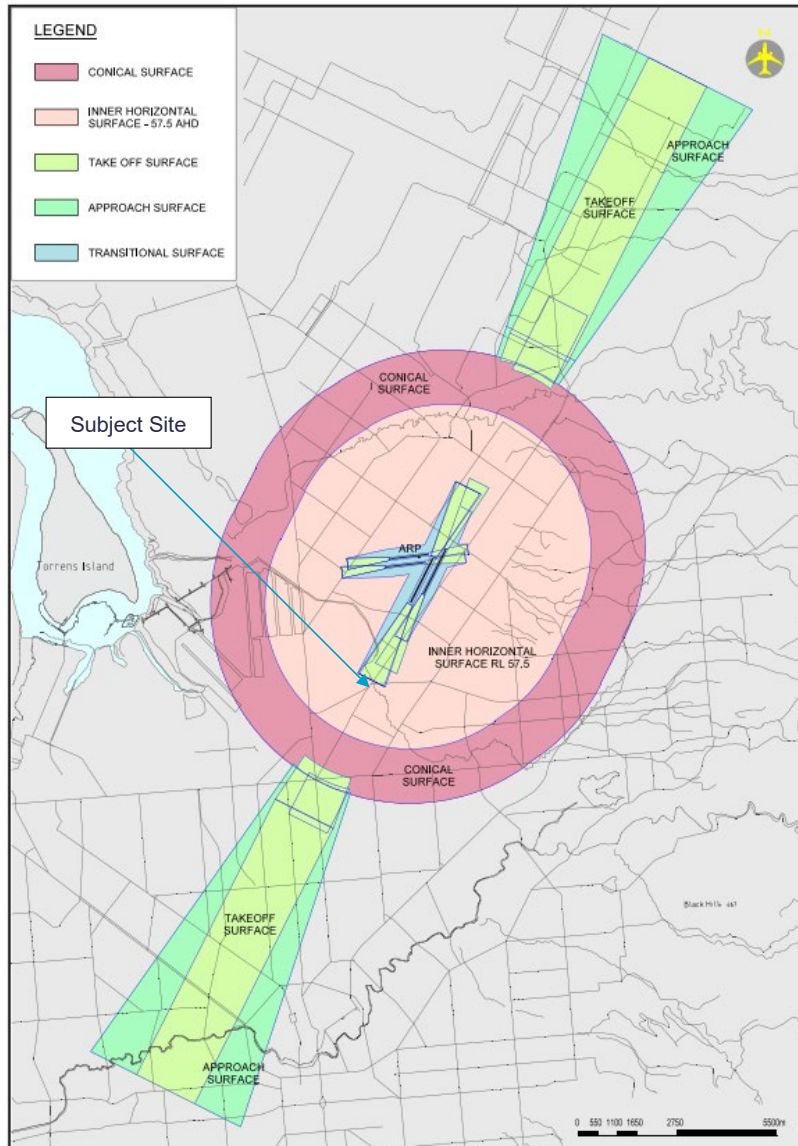
No earthworks are required to establish the telecommunication facility.

5.7 Heritage

There are no known heritage considerations for this location.

5.8 Aviation

The proposed facility is not expected to have any impact on aviation safety of Parafield Airport. We have referred the plans to the relevant Airport Authorities for their review and no concerns have been raised with the proposal to date. The facility is within three (3) kilometres of Parafield Airport; however, it does not penetrate any Obstacle Limitation Surfaces – given the restricted airspace is a height of at least fifty-seven (57) metres as shown in the Figure below. Subject to the referral to Parafield Airport during the application process, a planning condition can be placed for any reasonable and specific aviation safety measures, such as lighting or obstacle paintwork.



Masterplan Parafield Airport

6. Legislative Context

6.1 Commonwealth Legislation

6.1.1 Telecommunications Act 1997 and Telecommunications (Low-Impact Facilities) Determination 2018

The *Telecommunications Act 1997* allows mobile carriers to perform certain maintenance and installation works without needing development consent. The *Telecommunications (Low-Impact Facilities) Determination 2018* also allows for certain kinds of 'Low Impact' equipment to be installed without development consent.

New towers do not fall within these federal planning exemptions. Accordingly, this proposal will require Council approval.

6.1.2 Telecommunications Code of Practice 2018

The *Telecommunications Code of Practice 2018* emphasizes "best practice" for the installation of facilities, compliance with industry standards and minimisation of adverse impacts on the environment.

This proposal has been designed with consideration for the Code of Practice. All steps will be taken to do as little damage as practicable; the facility will be constructed and operated in accordance with industry standards and good engineering practice; and the design of the facility will be in accordance with industry best practice.

6.1.3 C564:2020 Mobile Phone Base Station Deployment Code

The Communications Alliance Limited *C564:2020 Mobile Phone Base Station Deployment Code* (the Deployment Code) is an industry code of practice registered by the Australian Communications and Media Authority.

The Code applies to all licenced telecommunications carriers, and sets guidelines for site selection, community consultation, design, installation and operation of telecommunications facilities. Sections 4.1 and 4.2 of the Code are relevant to this proposal, and require a precautionary approach to site selection, infrastructure design and site operation. The proposed facility has been sited and designed in accordance with Sections 4.1 and 4.2. Checklists demonstrating compliance can be provided on request.

The Code also requires an ARPANSA EME report be prepared for all new mobile base stations, to demonstrate compliance with relevant safety standards. The report is enclosed in Appendix 2.

6.2 SA Planning, Development & Infrastructure Act 2016

The *Planning, Development & Infrastructure Act 2016* establishes the planning and development system framework in South Australia. As of March 2021, planning matters across South Australia are wholly governed by the Act.

The proposed works are considered 'Development' defined by Part 1, clause 3 of the Act as:

- A change in the use of land
- Building work
- The division of an allotment
- The construction or alteration of a road, street or thoroughfare on land
- Works on local and state heritage places
- External painting of buildings within an area specified by the *Planning & Design Code*
- Any tree-damaging activity impacting regulated trees
- Creation of fortifications
- Prescribed mining operations
- Prescribed earthworks
- Other works declared as development under legislation

Schedule 4 of the *Planning, Development and Infrastructure Regulations 2017* provides that certain activities are not classified as development. Certain types of communications equipment (including some aerials and towers) are not considered development under Schedule 4, Clause 13.

This proposal does not fall within the exemptions in Clause 13 and will require development consent. The proposal will be assessed against the *Planning & Design Code 2021*.

No assessment pathway has been identified for a telecommunication facility at 4 Dan Street. Development not classified as accepted, deemed-to-satisfy, restricted or impact assessed will be performance assessed on its merits against the Code.

6.3 SA Planning & Design Code 2021

6.3.1 Regulatory Provisions

The proposed facility has been assessed against the *Planning & Design Code 2021*.

The project will require Performance Assessment because it does not comply with the Deemed to Satisfy / Designated Performance Feature criteria for the zone.

Public notification is required for this project because it does not fully meet the Deemed to Satisfy / Designated Performance Feature criteria for the zone.

The project has been assessed against the following:

- Suburban Business Zone
- Overlays:
 - Airport Building Heights Regulated
 - Building Near Airfields
 - Defence Aviation Area
 - Prescribed Wells Area
 - Regulated And Significant Tree
 - Traffic Generating Development
 - Hazards Flooding General
- General Development Policies
 - Clearance from Overhead Powerlines
 - Infrastructure and Renewable Energy Facilities [Telecommunications Facilities], PO 6.1, 6.2 and 6.3
 - Transport, Access and Parking

6.3.2 Zone Requirements

The subject site is zoned Suburban Business, per **Figure 6**.

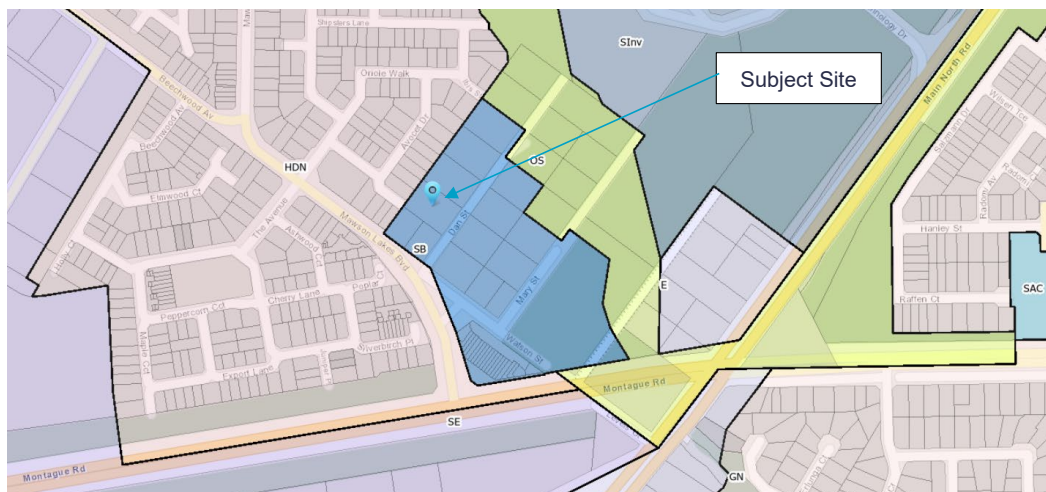


Figure 6: Site zoning (SA Property and Planning Atlas)

The proposal has been assessed against the assessment provisions of the Planning & Design Code, Part 2 – Zones - Suburban Business.

Suburban Business Zone

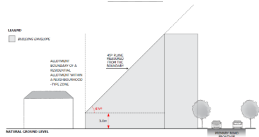
| Desired Outcome | | Comment |
|---|--|--|
| DO1 A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses. | | Proposal is consistent with this outcome. The proposed telecommunications facility will service the local area with high quality mobile coverage and capacity. The facility will complement and service the business and innovation precinct with low level off-site impacts, and no impact on the operation of the existing nearby businesses. |
| DO2 A zone characterised by low-rise buildings with additional height in well serviced and accessible locations. | | The proposal is consistent as far as practicable. Telecommunications facilities are, by their nature, required to protrude above the surrounding environment to function. The facility complies with this objective as far as practicable with ample setbacks from the adjacent residential and recreational park land areas and facility height limited to 27.5 metres to minimise visual impact on the adjacent land uses. |
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| PO 1.1 Shops, office, consulting room, low-impact industry and other non-residential uses are supported by a variety of compact, medium density housing and accommodation types. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> a) Consulting room b) Dwelling c) Institutional facility d) Light Industry Motor e) Repair station f) Office Residential flat building Retail fuel outlet g) Service trade premises h) Shop i) Store j) Warehouse | N/A – The proposal is for a telecommunications facility. |
| PO 1.2 Land division results in a low-to-medium density neighbourhood that contains a diverse range of housing types and allotment sizes. | DTS/DPF 1.2 None are applicable. | N/A – The proposal is for a telecommunications facility with no proposed land divisions. |
| PO 1.3 Compact, medium density residential development does not prejudice the operation of | DTS/DPF 1.3 None are applicable. | N/A – The proposal is for a telecommunications facility. |

| | | |
|--|---|---|
| non-residential activity within the zone. | | |
| <p>PO 1.4</p> <p>Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality.</p> | <p>DTS/DPF 1.4</p> <p>A change of use to a shop, office or consulting room or any combination of these uses where all of the following are achieved:</p> <p>A) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses</p> <p>B) if the proposed the change in use is for a shop:</p> <p>i) the total gross leasable floor area of the shop will not exceed 500m²</p> <p>ii) if primarily involving the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)</p> <p>iii) if primarily involving heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any residential allotment within a neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and</p> | <p>N/A – The proposal is for a telecommunications facility.</p> |

| | | |
|--|--|--|
| | <p>stack (chimney) exists or is capable of being installed for discharging exhaust emissions</p> <p>c) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where:</p> <p>i) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)</p> <p>or</p> <p>ii) the building is a local heritage place.</p> | |
|--|--|--|

| Built Form and Character | | |
|---|--|--|
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| PO 2.1 Building scale and design complement surrounding built form, streetscapes and local character. | DTS/DPF 2.1 None are applicable. | <p>The proposal is consistent as far as practicable. Telecommunications facilities are, by their nature, required to protrude above the surrounding environment to function.</p> <p>The facility complies with the performance outcome as far as practicable to minimise impact on the streetscape and local character.</p> <p>Please refer to the Visual Impact Assessment.</p> |

| Building height and setbacks | | | | | | | | | | | | | |
|---|---|----------------------------------|-------------------------------|---------------------------------|-------------------------------|--------------------------------|--------------------------------|----------------------------------|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| Performance Outcome | Deemed to Satisfy Criteria | Comment | | | | | | | | | | | |
| <p>PO 3.1</p> <p>Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of a locality.</p> | <p>DTS/DPF 3.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <table><tr><td>Maximum Building Height (Metres)</td></tr><tr><td>Maximum building height is 6m</td></tr><tr><td>Maximum building height is 8.5m</td></tr><tr><td>Maximum building height is 9m</td></tr><tr><td>Maximum building height is 12m</td></tr><tr><td>Maximum building height is 15m</td></tr><tr><td>Maximum Building Height (Levels)</td></tr><tr><td>Maximum building height is 1 level</td></tr><tr><td>Maximum building height is 2 levels</td></tr><tr><td>Maximum building height is 3 levels</td></tr><tr><td>Maximum building height is 4 levels</td></tr></table> <p>b) in all other cases (ie there is a blank field for both values):</p> <p>i) 2 building levels or 9m where the development is located adjoining a different zone that primarily envisages residential development</p> <p>ii) 3 building levels or 12m in all other cases.</p> <p>In relation to DTS/DPF 3.1, in instances where:</p> <p>c) more than one value is returned in the same field:</p> <p>i) for the purpose of DTS/DPF 3.1(a), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA</p> | Maximum Building Height (Metres) | Maximum building height is 6m | Maximum building height is 8.5m | Maximum building height is 9m | Maximum building height is 12m | Maximum building height is 15m | Maximum Building Height (Levels) | Maximum building height is 1 level | Maximum building height is 2 levels | Maximum building height is 3 levels | Maximum building height is 4 levels | <p>The building height restrictions do not apply to a telecommunications facility. The proposed facility will not exceed 27.5 metres to minimise visual impact on the adjacent land uses while still achieving Optus' coverage objectives.</p> |
| Maximum Building Height (Metres) | | | | | | | | | | | | | |
| Maximum building height is 6m | | | | | | | | | | | | | |
| Maximum building height is 8.5m | | | | | | | | | | | | | |
| Maximum building height is 9m | | | | | | | | | | | | | |
| Maximum building height is 12m | | | | | | | | | | | | | |
| Maximum building height is 15m | | | | | | | | | | | | | |
| Maximum Building Height (Levels) | | | | | | | | | | | | | |
| Maximum building height is 1 level | | | | | | | | | | | | | |
| Maximum building height is 2 levels | | | | | | | | | | | | | |
| Maximum building height is 3 levels | | | | | | | | | | | | | |
| Maximum building height is 4 levels | | | | | | | | | | | | | |

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| | <p>planning database to determine the applicable value relevant to the site of the proposed development</p> <p>ii) only one value is returned for DTS/DPF 3.1(a), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p> | |
| <p>PO 3.2</p> <p>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.</p> | <p>DTS/DPF 3.2</p> <p>Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary, or where this boundary is the primary street boundary).</p>  | <p>The use of a slimline monopole was selected to minimise the visual bulk of the telecommunication when viewed from all perspectives including residential areas.</p> |
| <p>PO 3.3</p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p> | <p>DTS/DPF 3.3</p> <p>Buildings on sites with a southern boundary adjoining an allotment used for</p> | <p>The use of a slimline monopole was selected to minimise overshadowing. Given the slim nature of the telecommunication facility, there will be no overshadowing that will impact on the amenity of the adjacent residential dwellings or private open spaces.</p> |

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| | <p>residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram.</p> | |
| <p>PO 3.4</p> <p>Buildings are set back from primary street boundaries to contribute to a consistent streetscape.</p> | <p>DTS/DPF 3.4</p> <p>The building line of a building is set back from the primary street frontage:</p> <p>a) the average of any existing buildings on either of the adjoining sites having frontage to the same street or</p> <p>b) not less than 6m where no building exists on an adjoining site.</p> | <p>The proposed telecommunications facility is located on the primary street boundary is to maximise the setback from the adjacent residential area and not interrupt the existing use of the site as a warehouse/workshop.</p> |
| <p>PO 3.5</p> <p>Buildings are set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape.</p> | <p>DTS/DPF 3.5</p> <p>Building walls are set back from the secondary street frontage:</p> | <p>N/A - There is no secondary street frontage.</p> |

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| | <p>a) the average of any existing buildings on adjoining sites having frontage to the same street or</p> <p>b) not less than 900mm where no building exists on an adjoining site.</p> | |
| <p>PO 3.6</p> <p>Buildings are set back from side boundaries to maintain adequate separation and ventilation.</p> | <p>DTS/DPF 3.6</p> <p>Other than walls located on a side boundary, building walls are set back at least 900mm from side boundaries.</p> | <p>N/A - There is no wall on boundaries proposed.</p> |
| <p>PO 3.7</p> <p>Buildings are set back from rear boundaries to minimise adverse impacts on adjoining land uses.</p> | <p>DTS/DPF 3.7</p> <p>Building walls are set back from the rear boundary at least 3m.</p> | <p>N/A - There is no wall proposed within three (3) metres of the rear boundary.</p> |
| <p>PO 3.8</p> <p>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p> | <p>DTS/DPF 3.8</p> <p>None are applicable.</p> | <p>N/A - The land on the opposite side of the road is zoned Suburban business.</p> |

| Land division | | |
|---|--|---------------------------------------|
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| PO 4.1 Land division and / or site amalgamation create allotments that vary in size and are suitable for a variety of residential and commercial activities and improve the level of development integration. | DTS/DPF 4.1 None are applicable. | N/A - No land divisions are proposed. |

| Advertisements | | |
|--|---|---------------------------------------|
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| PO 5.1 Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape. | DTS/DPF 5.1 Freestanding advertisements: a) do not exceed 6m in height b) do not have a sign face that exceeds 4m ² per side | N/A - No advertisements are proposed. |

| Concept Plans | | | | | | | |
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| Performance Outcome | Deemed to Satisfy Criteria | Comment | | | | | |
| PO 6.1 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 6.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table border="1"><thead><tr><th>Description</th></tr></thead><tbody><tr><td>Concept Plan 3 - Mount Barker and Littlehampton</td></tr><tr><td>Concept Plan 92 - Meadows</td></tr><tr><td>Concept Plan 91 - Nairne West</td></tr><tr><td>Concept Plan 128 - Albert Park</td></tr></tbody></table> In relation to DTS/DPF 6.1, 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 6.1 is met. | Description | Concept Plan 3 - Mount Barker and Littlehampton | Concept Plan 92 - Meadows | Concept Plan 91 - Nairne West | Concept Plan 128 - Albert Park | N/A - There is no relevant concept plan. |
| Description | | | | | | | |
| Concept Plan 3 - Mount Barker and Littlehampton | | | | | | | |
| Concept Plan 92 - Meadows | | | | | | | |
| Concept Plan 91 - Nairne West | | | | | | | |
| Concept Plan 128 - Albert Park | | | | | | | |

| Ancillary Buildings and Structures | | |
|--|--|--|
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| PO 7.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 7.1 Ancillary buildings and structures: A) are ancillary to a dwelling erected on the same site have a floor area not exceeding 60m ² B) 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 within ii) 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) d) in the case of a garage or carport, the garage or carport: i) is set back at least 5.5m from the boundary of the primary street ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser | N/A - No residential ancillary buildings are proposed. |

| | | |
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| | <p>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</p> <p>e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</p> <p>ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>f) situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>h) have a wall height or post height not exceeding 3m above natural ground level</p> | |
|--|--|--|

| | <p>(and not including a gable end)</p> <p>i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: a total area as determined by the following table:</p> <table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> <p>the amount of existing soft landscaping prior to the development occurring.</p> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% | |
|--|---|--|----------------------------|------|-----|---------|-----|---------|-----|------|-----|--|
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | | |
| 201-450 | 20% | | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | | |
| <p>PO 7.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p> | <p>DTS/DPF 7.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none">a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Spaceb) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street | <p>N/A - No residential ancillary buildings are proposed.</p> | | | | | | | | | | |

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| | Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. | |
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6.3.3 Overlays

Airport Building Heights Regulated

| Desired Outcome | Comment |
|--|--|
| DO1 Management of potential impacts of buildings on the operational and safety requirements of aircraft landing areas. | The proposed telecommunications facility will not pose a hazard to the operation of Parafield Airport – there are several facilities nearby to the proposal which have operated without any issues with the operations of the airport. |

| Built Form | | |
|---|--|---|
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| PO 1.1 Building height does not pose a hazard to the operation of an aircraft landing area. | DTS/DPF 1.1 The distance from any part of a runway centreline to the closest point of the building is greater than 30 times building height. | The proposed telecommunications facility will not pose a hazard to the operation of an aircraft landing area for Parafield Airport. |

Building Near Airfields

| Desired Outcome | Comment |
|---|---|
| DO1 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. | The proposed telecommunication facility will not attract or result in the congregation of wildlife, and outdoor lighting. |

| Performance Outcome | Deemed to Satisfy Criteria | Comment |
|---|---|---|
| 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. | The proposed telecommunication will not have outdoor lighting. |
| PO 1.2 Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike. | DTS/DPF 1.2 All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft: a) food packing/processing plant b) horticulture c) intensive animal husbandry d) showground e) waste management facility f) waste transfer station e) wetland | The proposed telecommunication facility will not attract or result in the congregation of wildlife. |

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| | h) wildlife sanctuary. | |
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Defence Aviation Area

| Desired Outcome | Comment |
|--|---|
| DO1 Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas. | The proposed facility height does not exceed ninety (90) metres in height or propose exhaust stacks, therefore is unlikely to have impacts on the operations and safety requirements of the Defence Aviation Areas. |

| Built Form | | |
|--|---|--|
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1 Building height does not exceed the relevant height specified by the Defence Aviation Area Overlay. | The proposed facility height does not exceed ninety (90) metres in height. |
| PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas. | DTS/DPF 1.2 Development does not include exhaust stacks. | The proposed telecommunications facility does not include exhaust stacks. |

Hazards (Flooding – General) Overlay

| Desired Outcome | Comment |
|---|--|
| DO1 Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development. | The operation of the telecommunication facility is designed and sited to minimise any interruptions from flooding. |

| Land Use | | |
|--|---|--|
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment. | DTS/DPF 1.1 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event. | noting that the area is not considered to be at risk of flood. Telecommunications facilities also pose a significant community benefit in the event of flooding. |

| Flood Resilience | | |
|---|--|--|
| PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings. | DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event. | The proposed telecommunications facility outdoor equipment cabinet can be raised by three-hundred (300) millimetres on a platform to minimise impact from the 1% AEP flood event, if considered, if required by City of Salisbury. |

| Environmental Protection | | |
|--|--|---|
| PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm. | DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path. | A telecommunication facility will not contain or store any hazardous materials. |

Prescribed Wells Area

The subject site is affected by the Prescribed Wells Area Overlay. A telecommunication facility does not require any water supply and therefore this overlay is not applicable.

Regulated And Significant Tree

The subject site is affected by the Regulated and Significant Tree Overlay. No trees are proposed to be removed and there are no trees in the immediate area of the telecommunication facility. Therefore, this overlay is not applicable.

Traffic Generating Development

The subject site is affected by the Traffic Generating Overlay. The telecommunication facility does not generate traffic and therefore this overlay is not applicable.

6.3.4 General Development Policy Requirements

Clearance from Overhead Powerlines

| Desired Outcome | | Comment |
|---|---|--|
| DO1 Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines. | | The proposed facility is setback approximately ten (10) metres from the pole on Dan Street and will comply with any relevant human health and safety standards associated with overhead transmission powerlines. |
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. | The proposed works comply with the setback requirements prescribed by the South Australian government; the works are not expected to be contrary to the regulations under s86 of the Electricity Act 1996. The telecommunications monopole will achieve a separation of at least ten (10) metres to the closest overhead electrical route, which is a low voltage route on the opposite side of Dan Street. |

Infrastructure and Renewable Energy Facilities (IREF)

| Desired Outcome | | Comment |
|---|--|---|
| DO1 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. | | The proposed telecommunications facility has been sited and designed to minimise its impact on the surrounding area, in particular, the adjacent residential area. |
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| Telecommunications Facilities | | |
| PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity. | DTS/DPF 6.1 None are applicable. | Co-location has been considered. However, most of the sites already contain existing Optus equipment which cannot provide coverage in the western part of eastern area of Mawson Lakes and the residents of western side of Pooraka sufficiently. Upgrades to this facility would not resolve service issues in Optus' target coverage area. Please refer Section 3.2 of this report, which outlines what co-location opportunities have been considered. |
| PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity. | DTS/DPF 6.2 None are applicable. | The use of a slimline monopole was selected to minimise the visual bulk of the telecommunication when viewed from all perspectives including residential areas. The antennas will be mounted on a headframe at the top of the slimline monopole. The headframe is required in order to support Optus' equipment, but is the smallest headframe possible factoring in the equipment required to achieve Optus' coverage objectives. |

| Performance Outcome | Deemed to Satisfy Criteria | Comment |
|---|--|---|
| Telecommunications Facilities | | |
| <p>PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:</p> <p>(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose</p> <p>or all of the following:</p> <p>(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</p> <p>(c) using materials and finishes that complement the environment</p> <p>(d) screening using landscaping and vegetation, particularly for equipment shelters and huts.</p> | <p>DTS/DPF 6.3 None are applicable.</p> | <p>A new monopole is required to achieve Optus' coverage objectives. Given the proposed height of the facility is 27.5 metres, it is not possible to hide or obscure the facility within an existing structure.</p> <p>In addressing the performance outcomes, the facility has been designed to:</p> <p>The facility has been away from residents and areas of high scenic amenity. The facility is approximately fifty (50) metres from the closest housing to the west, and is over 200m from the closest arterial road (Montague Road). The facility will be partially screened from surrounding land uses including warehouses, vegetation and solid vegetations.</p> <p>The facility will be finished in unpainted, non-reflective pale grey to blend with the surrounding area. Alternative colour schemes can be considered.</p> <p>Ensure ground equipment will not be visible from the adjacent residential area. A landscape plan can be conditioned to assist with screening of the lower half of the facility and equipment shelter, in particular towards Dan Street.</p> |

Transport, Access and Parking

| Desired Outcome | | Comment |
|--|--|--|
| DO1 A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users. | | The telecommunication facility is connected to the road network in an accessible and efficient manner. |
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| Movement Systems | | |
| PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system. | DTS/DPF 1.1 None are applicable. | The telecommunications facility will be connected to the existing road network via the existing site crossover. |
| PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers. | DTS/DPF 1.2 None are applicable. | The telecommunications facility will be connected to the existing road network via the existing site crossover which is connected to the arterial road network - Montague Road. |
| PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict. | DTS/DPF 1.3 None are applicable | No parking areas are proposed for the telecommunication facility. The existing on-site parking will be sufficient for an un-manned facility of which only four (4) maintenance days are expected per year. |
| PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. | DTS/DPF 1.4 All vehicle manoeuvring occurs onsite. | The site allows for service vehicles to forward exit the site to minimise any disruptions to the public roads and pedestrian paths. |

| Performance Outcome | Deemed to Satisfy Criteria | Comment |
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| Sightlines | | |
| PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians. | DTS/DPF 2.1 None are applicable. | No new crossover proposed and the telecommunication is located away from the existing crossover. |
| 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. | The telecommunication is located away from the existing crossover and associated splay areas. |

| Performance Outcome | Deemed to Satisfy Criteria | Comment |
|---|--|---|
| Vehicle Access | | |
| PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads. | DTS/DPF 3.1 The access is: 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 not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. | The telecommunication facility will use the existing crossover. |
| PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without | DTS/DPF 3.2 None are applicable. | N/A – No vehicular access ramps are proposed. |

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| creating a hazard to pedestrians and other vehicular traffic. | | |
| 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. | The existing crossover will accommodate the highly limited traffic (four times per year for maintenance purposes) to the proposed telecommunication facility. |
| PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties. | DTS/DPF 3.4 None are applicable. | The telecommunication facility will use the existing crossover which is not expected to have any adverse impacts on the 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. | DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy 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 where newly proposed, is set back: 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner 2m or more from the base of the trunk of a street tree unless consent is provided | The telecommunication facility will use the existing crossover which is not expected to have any adverse impacts on street furniture, infrastructure or vegetation including street trees. |

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| | <p>from the tree owner for a lesser distance</p> <p>6m or more from the tangent point of an intersection of 2 or more roads</p> <p>outside of the marked lines or infrastructure dedicating a pedestrian crossing.</p> | |
| <p>PO 3.6</p> <p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p> | <p>DTS/DPF 3.6</p> <p>Driveways and access points: 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</p> <p>for sites with a frontage to a public road greater than 20m: a single access point no greater than 6m in width is provided or not more than two access points with a width of 3.5m each are provided.</p> | <p>The telecommunication facility will use the existing crossover which appears to be in accordance with the standard crossover width of no more than 3.5 metres.</p> |
| <p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p> | <p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <p>80 km/h road - 110m 70 km/h road - 90m 60 km/h road - 70m 50km/h or less road - 50m.</p> | <p>There are no level crossings on Dan Street.</p> |
| <p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and</p> | <p>DTS/DPF 3.8</p> <p>None are applicable.</p> | <p>The site allows for internal movement for service vehicles (ute/vans) to access the telecommunication facility.</p> |

| | | |
|--|--|---|
| 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. | DTS/DPF 3.9 None are applicable. | The site allows for service vehicles (ute/vans) to forward exit the site to minimise any disruptions, demonstrating manoeuvrability for the vehicles that are reasonably anticipated. |

| Performance Outcome | Deemed to Satisfy Criteria | Comment |
|---|--|--|
| 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. | DTS/DPF 4.1 None are applicable. | N/A – This is not relevant for a telecommunication facility. |

| Performance Outcome | Deemed to Satisfy Criteria | Comment |
|--|---|---|
| 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: availability of on-street car parking shared use of other parking areas in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, | DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if located in an area where a lawfully established | N/A – The telecommunication facility does not require car parking spaces. |

| | | |
|---|--|--|
| the provision of vehicle parking may be shared the adaptive reuse of a State or Local Heritage Place. | carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. | |
|---|--|--|

| Performance Outcome | Deemed to Satisfy Criteria | Comment |
|---|---|--|
| Vehicle Parking Areas | | |
| PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another. | DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road. | Movement can occur within the site without the need to use a public road. |
| PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like. | DTS/DPF 6.2 None are applicable. | N/A - No parking areas are proposed for the unmanned telecommunications facility. |
| PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points. | DTS/DPF 6.3 None are applicable. | N/A - No parking areas are proposed for the unmanned telecommunications facility. |
| PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient. | DTS/DPF 6.4 None are applicable | N/A - The telecommunications facility has no pedestrian linkages given it is an unmanned site. |

| | | |
|---|---|---|
| PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users. | DTS/DPF 6.5 None are applicable | N/A - No parking areas are proposed for the unmanned telecommunications facility. |
| PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site. | DTS/DPF 6.6 None are applicable | All loading will be completed within the boundary of the site. |
| PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times. | DTS/DPF 6.7 None are applicable | N/A - No parking areas are proposed for the unmanned telecommunications facility. |

| Performance Outcome | Deemed to Satisfy Criteria | Comment |
|--|--|--|
| Undercroft and Below Ground Garaging and Parking of Vehicles | | |
| PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles. | DTS/DPF 7.1 None are applicable. | N/A – No undercroft and below ground garages proposed. |

| Performance Outcome | Deemed to Satisfy Criteria | Comment |
|--|--|---|
| Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks | | |
| PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants. | DTS/DPF 8.1 None are applicable. | N/A – Not relevant to a telecommunication facility within a Suburban Business Zoned area. |
| PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement. | DTS/DPF 8.2 None are applicable. | N/A – Not relevant to a telecommunication facility within a Suburban Business Zoned area. |

| Performance Outcome | Deemed to Satisfy Criteria | Comment |
|---|---|---|
| Bicycle Parking in Designated Areas | | |
| PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode. | DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements. | N/A – Not relevant for a telecommunications facility. |
| PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft. | DTS/DPF 9.2 None are applicable. | N/A – Not relevant for a telecommunications facility. |
| PO 9.3 Bicycle parking facilities provide for the secure storage and tethering of bicyNon- | DTS/DPF 9.3 None are applicable | N/A – Not relevant for a telecommunications facility. |

| | | |
|--|--|--|
| 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.les in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft. | | |
|--|--|--|

| Performance Outcome | Deemed to Satisfy Criteria | Comment |
|--|---|---|
| Corner Cut-Offs | | |
| PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1 None are applicable. | N/A – the telecommunications facility is not located near a public road junction. |

| Desired Outcome | | Comment |
|--|--|---|
| DO1 A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users. | | The telecommunication facility is connected to the road network in an accessible and efficient manner. |
| Performance Outcome | Deemed to Satisfy Criteria | Comment |
| Movement Systems | | |
| PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system. | DTS/DPF 1.1 None are applicable. | The telecommunications facility will be connected to the existing road network via the existing site crossover. |
| PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers. | DTS/DPF 1.2 None are applicable. | The telecommunications facility will be connected to the existing road network via the existing site crossover which is connected to the arterial road network - Montague Road. |
| PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict. | DTS/DPF 1.3 None are applicable | No parking areas are proposed for the telecommunication facility. The existing on-site parking will be sufficient for an unmanned facility of which only four (4) maintenance days are expected per year. |
| PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. | DTS/DPF 1.4 All vehicle manoeuvring occurs onsite. | The site allows for service vehicles to forward exit the site to minimise any disruptions to the public roads and pedestrian paths. |

Non-relevant General Development Policies

The following General Development Policies are not relevant to the proposal and therefore not assessed:

- Advertisement
- Animal Keep and Horse Keeping
- Aquaculture
- Beverage Production in Rural Areas
- Bulk Handling and Storages Facilities
- Design in Urban Areas
- Forestry
- Housing Renewal
- Intensive Animal Husbandry and Dairies
- Land Division
- Marinas and On-Water Structures
- Open Space and Recreation
- Out of Activity Centre Development
- Resource Extraction
- Site Contamination
- Tourism Development
- Waste Treatment and Management Facilities
- Workers' accommodation and Settlements

7. Visual Impact

With many base stations in operation around Adelaide and South Australia, telecommunication facilities are part of urban landscapes. These facilities are not only operated by Carriers such as Optus but also include critical infrastructure assets employed by the emergency services, government agencies, and other organisations to ensure critical communications are delivered.

The landform is relatively flat and the subject site is located in an area zoned for business/light industrial land uses surrounded by residential land uses to the west, open space to the east and industrial to the south. The elevation of the subject site is 13.52m AHD and the proposed monopole is twenty-five (25) metres in height. The existing vegetation height surrounding the proposed monopole varies in height up to forty (40) metres high.

- Locating the telecommunication facility at the street frontage allows for an increased setback (approximately fifty (50) metres) to minimise impact on visual amenity on the nearest residential dwellings.



Subject Site – 4 Dan Street (North facing)

- Locating the telecommunication along the frontage of the lot does not detrimentally impact the commercial/light industrial land use streetscape, standing in roadside context containing powerlines, canopy trees, shipping containers and warehouses.



Viewpoint H – Cul de Sac of Dan Street (South-West Facing)



Viewpoint E – Cul de Sac of Mary Street (North Facing)

- Telecommunications facilities are, by their nature, required to protrude above the surrounding environment to function and therefore will be taller than surrounding low rise-built form, as seen from some viewpoints.

The residential dwellings along Avocet Drive and Greenfinch Place interfacing with the subject site will have visibility of the proposed telecommunication facility from their private open spaces and frontages. The other houses along Avocet Drive are mostly not facing towards the proposed telecommunication facility with their private open spaces and windows oriented away accordingly, minimising the level of visibility and visual impact to these residences.



Viewpoint B – Avocet Drive (East Facing)

If required by Council as permit condition, screening planting or a higher fence can be erected along the western boundary to further soften the visual impact and built form of the proposed telecommunication facility for the dwellings along the western boundary of the subject site in accordance with PO6.3 (d) of IREF.

- The residential dwellings west of Mawsons Lakes Boulevard, north of Grasswaren Way, south of Montague Road, and Main North Road are less likely to have a direct line of sight to the proposed telecommunication, given the existing built form/structures (including fences), positioning of windows, and existing mature vegetation provides screening and obscuring the proposed facility in accordance with PO6.3(b) of the IREF.



Dan Street – Mature Vegetation Screening – East Facing (looking away from Proposed Facility)



Viewpoint I - Mawson Lakes Boulevard (North Facing)



Viewpoint C - Grasswaren Way (South Facing)



Viewpoint F – Watson Street (North Facing)

- The built form character of Avocet Drive comprises of detached single and double storey residential dwellings intermixed with commercial and light industrial uses in the foreground. The presence of commercial/light industrial uses with minimal landscape screening currently detracts from the visual amenity of the overall residential streetscape and signify an existing hard transition between different land uses and streetscapes.



Viewpoint A - Greenfinch Place (South-East Facing)



The justification behind the use of a freestanding structure (monopole) is to provide line of site coverage within the target coverage area. However, the facility has also taken into account specific design elements to balance the need of minimising visual impact while ensuring the functionality of proposed facility including:

- The use of a slimline monopole, rather than a lattice tower, was selected to minimise the visual bulk of the telecommunication when viewed at a distance.
- Limiting the height of the proposal to twenty-five (25) metres (27.5m including antennas). This will ensure that the best level of coverage can be provided to the locality, without constructing to a greater height which would have greater adverse visual impact in accordance with PO6.2 of the IREF.
- Use of non-reflective material in a grey colour finish for the antenna, monopole, and ancillary equipment to reduce visual contrast where visible on the skyline in accordance with PO6.3(c) of the IREF.
- Ground based equipment cabin is to be located directly adjacent to the structure. The proposed ground-based equipment can be coloured to blend in well with the immediate streetscape to be in accordance with PO6.3(c) of the IREF.
- The compound is located behind a 2.4m high security fence. Additional landscaping screen can be provided to further reduce the ground level visibility of the proposed facility to be in accordance with PO6.3(d) of the IREF.

8. Radiofrequency Emissions and Safety

It is the position of the Australian government, and peak health bodies like the World Health Organization (WHO), that mobile base stations are safe.

Statement from Australia's Chief Medical Officer

I'd like to reassure the community that 5G technology is safe. There is no evidence that telecommunication technologies, such as 5G, cause adverse health impacts. This position is supported by health authorities in Australia – such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) – and around the world, such as the World Health Organization.

Mobile phone networks and other wireless telecommunications emit low-powered radio waves also known as radiofrequency (RF) electromagnetic energy (EME). This is different to ionising radiation associated with nuclear energy or use in medicine. The radio waves to which the general public is exposed from telecommunications are not hazardous to human health.

<https://www.health.gov.au/news/safety-of-5g-technology>

Australian Government Advice

What do we know about EME? Answer: extensive scientific research confirms that mobile technology has no long or short term health effects; and the Australian Government is focused on capturing the benefits of advanced telecommunications while ensuring strict protections and safety standards are met.

The EME standard set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) defines the maximum exposure limit for all wireless equipment and is strictly enforced by the Australian Communications and Media Authority (ACMA). Measurements undertaken by carriers and ACMA show that mobile telecommunication sites emit a tiny fraction of maximum EME exposure limits. The exposure limits are themselves very conservative. As such, sites which operate at 100% of the limit are still considered safe.

This standard is informed by decades of quality studies undertaken by expert Australian and international scientists which show the low levels of EME produced by telecommunications equipment have no adverse effects. This includes previous generations of mobile technology, like 3G and 4G, and the higher, more efficient, radio waves used for 5G.

<https://www.infrastructure.gov.au/media-centre/5g-and-electromagnetic-energy>

EME is one of the most heavily studied types of energy in the world. Decades of research shows there is no verifiable evidence that EME from telecommunications facilities pose a negative health risk, especially when emission levels are below the maximum exposure limits set out in the Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (the Standard).

<https://www.infrastructure.gov.au/media-technology-communications/spectrum/5g-eme>

All mobile base stations in Australia must comply with a strict safety standard called the *Standard for Limiting Exposure to Radiofrequency Fields – 100 KHz to 300 GHz (RPS S-1)*. The standard has been prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), based on the recommendations of ICNIRP (International Commission for Non-Ionising Radiation Protection).

The Australian Communications and Media Authority (ACMA) regulates compliance with the standard. The safety standard applies to all mobile frequencies currently used in Australia, including 3G, 4G and 5G.

The Standard operates by placing a limit on the strength of the signal (or RF EME) that mobile carriers can transmit to and from any network base station. The environmental standard restricts the signal strength to a level low enough to protect all people at all times. It has a significant safety margin, or precautionary approach, built into it.

An ARPANSA EME report has been prepared to demonstrate compliance with the Australian standard. This report demonstrates the maximum signal strength that a proposed telecommunications facility is capable of producing, assuming it is operating at maximum capacity.

This facility will operate at maximum EME levels representing **2.31%** of the Australian standard. Refer Appendix 3.

Note that mobile base stations are designed to operate at minimum, not maximum, power levels at all times. The facility will only operate at a level necessary to accommodate the number of customers using the facility at any one time. Actual EME levels emitted by the facility will generally be much lower than those shown in the ARPANSA EME Report.

9. Conclusion

CPS Technology and Infrastructure, for the Indara Group, is seeking development consent to install a new telecommunications facility at 4 Dan Street MAWSON LAKES SA 5095. The new facility is proposed to improve mobile services in the eastern side of Mawson Lakes and western side of Pooraka residential area.

The facility has been sited to minimise impact on surrounding land uses as far as practicable, generally accords with planning requirements for the site, and has as small as possible a visual impact.

Given the significant public benefit afforded by the proposal, it is requested that consent be granted to undertake the project.

Appendix 1: Certificate of Title

Appendix 2: Proposal Plans

Appendix 3: ARPANSA EME Report

Environmental EME Report

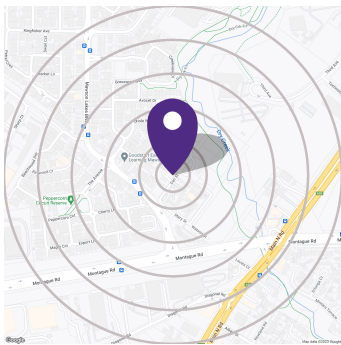
| | | | |
|----------|------------------------------------|-----------|---------|
| Location | 4 Dan Street, MAWSON LAKES SA 5095 | | |
| Date | 30/03/2023 | RFNSA No. | 5095014 |

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 4 Dan Street, MAWSON LAKES SA 5095. These levels have been calculated by Radhaz Consulting using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). A document describing how to interpret this report is available at ARPANSA's website: [A Guide to the Environmental Report](#).

A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.



The maximum EME level calculated for the **proposed** changes at this site is

2.31%

out of 100% of the public exposure limit, 156 m from the location.

| EME levels with the proposed changes | |
|--------------------------------------|---|
| Distance from the site | Percentage of the public exposure limit |
| 0-50 m | 1.05% |
| 50-100 m | 1.71% |
| 100-200 m | 2.31% |
| 200-300 m | 1.98% |
| 300-400 m | 0.94% |
| 400-500 m | 0.52% |

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/5095014>.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration. The proposal would modify the base station to include all the services listed under the proposed configuration.

| Carrier | Existing | | Proposed | |
|---------|----------|---------------|----------|--|
| | Systems | Configuration | Systems | Configuration |
| Optus | | | 4G, 5G | LTE700 (proposed), LTE1800 (proposed), NR/LTE2100 (proposed), LTE2600 (proposed), NR900 (proposed), NR3500 (proposed), NR2300 (proposed) |

An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360° circular bands.

| Distance from the site | Existing configuration | | | Proposed configuration | | |
|------------------------|------------------------|------------------------------------|---|------------------------|------------------------------------|---|
| | Electric field (V/m) | Power density (mW/m ²) | Percentage of the public exposure limit | Electric field (V/m) | Power density (mW/m ²) | Percentage of the public exposure limit |
| 0-50m | | | | 5.50 | 80.37 | 1.05% |
| 50-100m | | | | 7.79 | 161.10 | 1.71% |
| 100-200m | | | | 7.90 | 165.39 | 2.31% |
| 200-300m | | | | 7.29 | 140.87 | 1.98% |
| 300-400m | | | | 5.04 | 67.27 | 0.94% |
| 400-500m | | | | 3.73 | 36.88 | 0.52% |

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the [Communications Alliance Ltd Deployment Code C564:2020](#) or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Maximum cumulative EME level for the proposed configuration

| Location | Height range | Electric field (V/m) | Power density (mW/m ²) | Percentage of the public exposure limit |
|------------------|--------------|----------------------|------------------------------------|---|
| Childcare Centre | 1-3 m | 5.62 | 83.73 | 1.11% |



Product Register Search Plus
 (CT 5545/314)
Date/Time 18/05/2022 01:13PM
Customer Reference O-Pooraka
Order ID 20220518006072

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5545 Folio 314

Parent Title(s) CT 4263/635
Creating Dealing(s) CONVERTED TITLE
Title Issued 16/06/1998 **Edition** 6 **Edition Issued** 08/04/2022

Estate Type

FEE SIMPLE

Registered Proprietor

DAKSTER J PTY. LTD. (ACN: 133 269 842)
 OF 360 MAWSON LAKES BOULEVARD MAWSON LAKES SA 5095

Description of Land

ALLOTMENT 97 FILED PLAN 205405
 IN THE AREA NAMED MAWSON LAKES
 HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

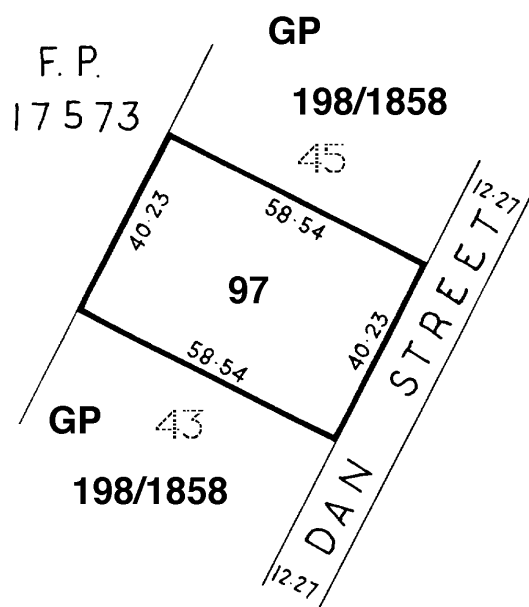
| | |
|----------------------------------|-----|
| Dealings Affecting Title | NIL |
| Priority Notices | NIL |
| Notations on Plan | NIL |
| Registrar-General's Notes | NIL |
| Administrative Interests | NIL |



| | |
|---------------------------|---------------------------------------|
| Product | Register Search Plus (CT 5545/314) |
| Date/Time | 18/05/2022 01:13PM |
| Customer Reference | O-Pooraka |
| Order ID | 20220518006072 |

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4263/635

LAST PLAN REF: GP 198/1858



0 12.5 25 37.5 50 Metres

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Appendix 2

Copy of Sign Displayed on the Land and Representations

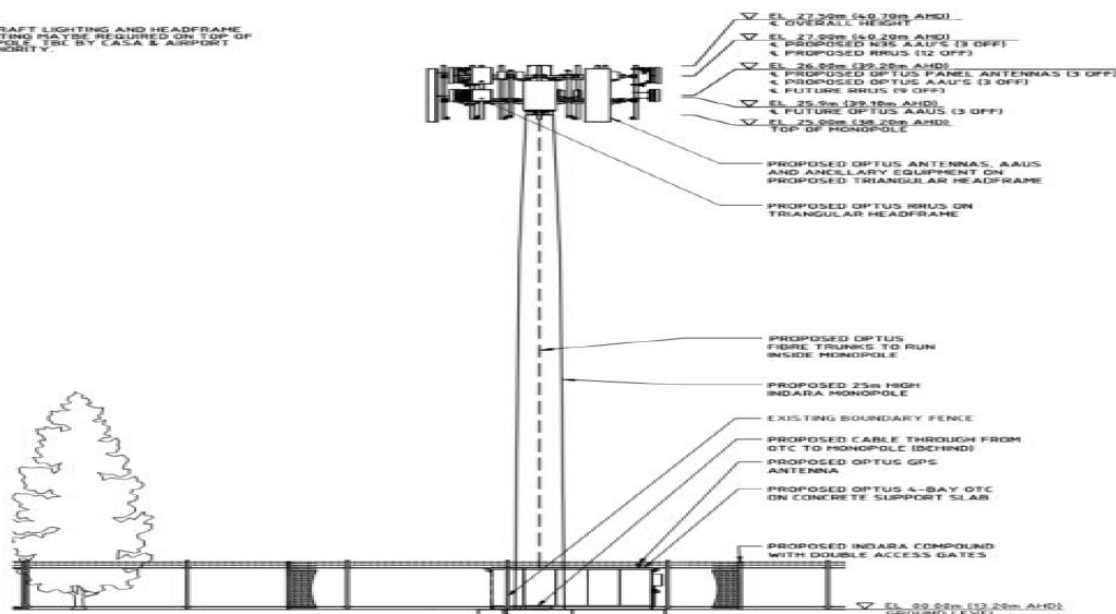
Planning, Development & Infrastructure Act 2010 - NOTICE UNDER SECTION 107 (2)(a)(iii)

Proposed Development

4 DAN ST MAWSON LAKES SA 5095



NOTE:
1. AIRCRAFT LIGHTING AND HEADFRAME
PAINTING MAY BE REQUIRED ON TOP OF
MONOPOLE TBE BY CASA & AIRPORT
AUTHORITY.



APPLICATION NUMBER

23009326

NATURE OF DEVELOPMENT

Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres) With Cluster Mount Headframe Supporting Nine (9) Antennas With Associated Equipment Cabinet And 2.4 Metre High Compound Fencing

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 13-09-2023



FOR MORE INFORMATION

CONTACT

City of Salisbury

PHONE

08 8406 8222

EMAIL

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 | 23009326 |
| Proposal | Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres) With Cluster Mount Headframe Supporting Nine (9) Antennas With Associated Equipment Cabinet And 2.4 Metre High Compound Fencing |
| Location | 4 DAN ST MAWSON LAKES SA 5095 |

Representations

Representor 1 - Mang Hong Ao

| | |
|--|---|
| Name | Mang Hong Ao |
| Address | 3 NORTHCOTE WALK MAWSON LAKES SA, 5095 Australia |
| Submission Date | 28/08/2023 05:01 PM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |
| Reasons | |

Attached Documents

| |
|--------------------------|
| DaNo23009326-6334722.pdf |
|--------------------------|

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016

| | |
|-------------------------------|--|
| Applicant: | Indara Infrastructure |
| Development Number: | 23009326 |
| Nature of Development: | Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres) With Cluster Mount Headframe Supporting Nine (9) Antennas With Associated Equipment Cabinet And 2.4 Metre High Compound Fencing |
| Zone: | Suburban Business |
| Subject Land: | 4 Dan Street, Mawson Lakes SA 5095 |
| Contact Officer: | Karyn Brown |
| Phone Number: | 8406 8222 |
| Close Date: | 13 Sep 2023 |

| | |
|---|--------------------------------|
| My name*: <i>MANG HONG AO</i> | My phone number: [REDACTED] |
| My postal address*: <i>3 NORTHCOVE WALK, MAWSON LAKES S.A.</i> | My email*: [REDACTED] |

* Indicates mandatory information

| | |
|-----------------|--|
| My position is: | <input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development |
|-----------------|--|

| |
|--|
| <p>The specific reasons I believe that planning consent should be granted/refused are:</p> <p><i>THIS IS A VERY TALL STRUCTURE BEING VERY VISIBLE FROM THE BACKYARD OF OUR PROPERTY. IT IS SIGNIFICANT AND IT LOOKS LIKE AN INDUSTRIAL PARK. THIS IS A RESIDENTIAL AREA AND THIS STRUCTURE WILL DE-VALUE THE SURROUNDING PROPERTIES.</i></p> <p><i>WE WILL NOT SUPPORT THIS DEVELOPMENT.</i></p> |
|--|

[attach additional pages as needed]



Government of South Australia
Attorney-General's Department

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

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).

| | |
|-----|---|
| I: | <input type="checkbox"/> wish to be heard in support of my submission* |
| | <input checked="" type="checkbox"/> do not wish to be heard in support of my submission |
| By: | <input checked="" type="checkbox"/> appearing personally |
| | <input type="checkbox"/> being represented by the following person: _____ |

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

Signature:  _____

Date: 25-08-23.

Return Address: PO Box 8, SALISBURY SA 5108 or
 Email: representations@salisbury.sa.gov.au or
 Complete online submission: https://plan.sa.gov.au/have_your_say

Representations**Representor 2** - Nigel and Orietta Newman

| | |
|--|---|
| Name | Nigel and Orietta Newman |
| Address | 5 GREENFINCH PLACE MAWSON LAKES SA, 5095 Australia |
| Submission Date | 30/08/2023 10:25 AM |
| Submission Source | Post |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |
| Reasons | |

Attached Documents

| |
|---|
| RepresentationDa23009326-NONewman-6349249.pdf |
|---|

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016

30 AUG 2023

| | |
|-------------------------------|--|
| Applicant: | Indara Infrastructure |
| Development Number: | 23009326 |
| Nature of Development: | Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres) With Cluster Mount Headframe Supporting Nine (9) Antennas With Associated Equipment Cabinet And 2.4 Metre High Compound Fencing |
| Zone: | Suburban Business |
| Subject Land: | 4 Dan Street, Mawson Lakes SA 5095 |
| Contact Officer: | Karyn Brown |
| Phone Number: | 8406 8222 |
| Close Date: | 13 Sep 2023 |

| | |
|--|-----------------------------|
| My name*: NIGEL AND ORIETTA NEWMAN | My phone number: [REDACTED] |
| My postal address*: 5 GREENFINCH PLACE MAWSON LAKES | My email*: [REDACTED] |

* Indicates mandatory information

| | |
|-----------------|--|
| My position is: | <input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development |
|-----------------|--|

| |
|---|
| <p>The specific reasons I believe that planning consent should be granted/refused are:</p> <p>I WE VERY STRONGLY OPPOSE THIS PROPOSAL A MASSIVE EYE SORE AND WILL DECREASE OUR PROPERTY VALUE IT WILL BE ALMOST IN OUR FRONT YARD, THE AVERAGE DE-VALUATION IS 9.7% WITHIN TOWER VISIBILITY WHICH IS AROUND 67K TO MY PROPERTY WHO'S GOING TO COMPENSATE THAT, DO NOT NEED EXTRA STRAIN ON PRESSURE AT MOMENT WIFE AND I ARE GOING THROUGH KIDNEY DONATION PROCEDURE NO-ONE ON OUR STREET WANTS THIS EYE SORE.</p> |
|---|

[attach additional pages as needed]



Government of South Australia
Attorney-General's Department

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

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).

| | |
|-----|---|
| I: | <input type="checkbox"/> wish to be heard in support of my submission* |
| | <input checked="" type="checkbox"/> do not wish to be heard in support of my submission |
| By: | <input type="checkbox"/> appearing personally |
| | <input type="checkbox"/> being represented by the following person: _____ |

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

Signature: 

Date: 25/8/23

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: https://plan.sa.gov.au/have_your_say

Representations

Representor 3 - Michelle Kaminski

| | |
|--|---|
| Name | Michelle Kaminski |
| Address | 28 GRASSWREN Way MAWSON LAKES SA, 5095 Australia |
| Submission Date | 08/09/2023 08:27 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |

Reasons

The close proximity to residential housing poses significant health risks. A German study reported that people live (Naila 2004). In an Israeli study, the relative risk for cancer was about 4 times greater within 350 meters of the cell tower (https://www.researchgate.net/publication/241473738_The_Influence_of_Being_Physically_Near_to_a_Cell_Phone_Tower) documentation discussing the increase of cancers and health issues, including headaches, nausea, fatigue etc of 100% truth or not, the matter of fact is that at best you could say the information is inconclusive. Therefore to protect the health-risks/ <http://emwatch.com/emf-health-effects/> If its any indication, to date, Sweden and Germany recognize the health risks in the coming years. Secondly, I moved to Mawson Lakes to take full advantage of the beautiful landscapes surrounding my fellow residents would agree that waking up and taking a look out your window only to gaze upon a giant cell tower to house prices for those in the vicinity of a tower? One can only assume that the valuations will decrease not on affluent and sought out suburbs within the city of Salisbury, especially the original development closest to Main Road more suited towards a tower where there will be less impact on residents and local fauna. - Parafield airport? - Give you reconsider it's location.

Attached Documents

inbound5651555119518099475-1273639.pdf

Michelle Kaminski

| | | | |
|-----------------------------|------------|-----------------------------|----------------------------------|
| Stakeholder Category | INDIVIDUAL | Stakeholder Position | I do not support the development |
| Submission Source | Online | Late Submission | No |
| Email | [REDACTED] | Phone | |

Reason to grant or refuse the planning consent

The close proximity to residential housing poses significant health risks. A German study reported that people living within 400 meters of cell towers had over 3 times the normal rate for new cancers (City of Naila 2004). In an Israeli study, the relative risk for cancer was about 4 times greater within 350 meters of the cell tower (Wolf et al. 1997).

https://www.researchgate.net/publication/241473738_The_Influence_of_Being_Physically_Near_to_a_Cell_Phone_Transmission_Mast_on_the_Incidence_of_Cancer

Search the Internet and you will find a myriad of documentation discussing the increase of cancers and health issues, including headaches, nausea, fatigue etc of those living in close proximity to a tower. As such, whether you believe this information to be truth or not, the matter of fact is that at best you could say the information is inconclusive. Therefore to protect the community the tower needs to be placed further away.

<http://emwatch.com/cell-tower-health-risks/> <http://emwatch.com/emf-health-effects/>

If its any indication, to date, Sweden and Germany recognize electromagnetic hypersensitivity (EHS) as an actual medical condition. I expect that to grow in the coming years.

Secondly, I moved to Mawson Lakes to take full advantage of the beautiful landscapes surrounding the area, including the wetlands and various walking trails. I myself as I'm sure many of my fellow residents would agree that waking up and taking a look out your window only to gaze upon a giant cell tower is no pleasant experience.

Thirdly, in conjunction with the point above. What will happen to house prices for those in the vicinity of a tower? One can only assume that the valuations will decrease not only due to the visual aspect but the potential health risks.

Mawson Lakes is one of the more affluent and sought out suburbs within the city of Salisbury, especially the original development closest to Main North Road - right where you intend on putting the tower.

There are better development sites more suited towards a tower where there will be less impact on residents and local fauna.

- Parafield airport?
- Gepps Cross Homemaker Centre?
- Cavan road?

I strongly oppose this proposal and request that you reconsider it's location.

***INCREASED INCIDENCE OF CANCER NEAR A CELL-
PHONE TRANSMITTER STATION.***

RONNI WOLF MD¹

DANNY WOLF MD²

From:

**The Dermatology Unit, Kaplan Medical Center, Rechovot, and
the Sackler Faculty of Medicine, Tel-Aviv University, Tel-Aviv, ISRAEL.**

The Pediatric Outpatient Clinic, Hasharon Region, Kupat Holim, ISRAEL.

Running title: Cancer near a cell-phone transmitter station.

**Address for correspondence: Ronni Wolf, MD, Dermatology Unit, Kaplan
Medical Center, Rechovot 76100, ISRAEL.**

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**Increased Incidence of Cancer near a Cell-Phone Transmitter Station
by Ronni Wolf and Danny Wolf**

Abstract

Significant concern has been raised about possible health effects from exposure to radiofrequency (RF) electromagnetic fields, especially after the rapid introduction of mobile telecommunications systems. Parents are especially concerned with the possibility that children might develop cancer after exposure to the RF emissions from mobile telephone base stations erected in or near schools. The few epidemiologic studies that did report on cancer incidence in relation to RF radiation have generally presented negative or inconsistent results, and thus emphasize the need for more studies that should investigate cohorts with high RF exposure for changes in cancer incidence. The aim of this study is to investigate whether there is an increased cancer incidence in populations, living in a small area, and exposed to RF radiation from a cell-phone transmitter station.

This is an epidemiologic assessment, to determine whether the incidence of cancer cases among individuals exposed to a cell-phone transmitter station is different from that expected in Israel, in Netanya, or as compared to people who lived in a nearby area. Participants are people (n=622) living in the area near a cell-phone transmitter station for 3-7 years who were patients of one health clinic (of DW). The exposure began 1 year before the start of the study when the station first came into service. A second cohort of individuals (n=1222) who get their medical services in a clinic located nearby with very closely matched, environment, workplace and occupational characteristics was used for comparison.

In the area of exposure (area A) eight cases of different kinds of cancer were diagnosed in a period of only one year. This rate of cancers was compared both with the rate of 31 cases per 10,000 per year in the general population and the 2/1222 rate recorded in the nearby clinic (area B). Relative cancer rates for females were 10.5 for area A, 0.6 for area B and 1 for the whole town of Netanya. Cancer incidence of women in area A was thus significantly higher ($p < 0.0001$) compared with that of area B and the whole city. A comparison of the relative risk revealed that there were 4.15 times more cases in area A than in the entire population.

3

The study indicates an association between increased incidence of cancer and living in proximity to a cell-phone transmitter station.

Key Words:

Radiofrequency radiation; Cell-phone transmitter station (cell-phone antenna);
Cancer incidence study; Netanya.

Introduction

Much concern has been expressed about possible health effects from exposure to radiofrequency (RF) electromagnetic fields, particularly following publication of scientific reports suggesting that residence near high voltage power lines may be associated with an increased risk of developing childhood leukemia. While interest tended to focus on microwave ovens and radar equipment in the past, it is now mobile telecommunication that attracts the most attention. The rapid introduction of mobile telecommunications systems, the exponential increase in the use of such phones, and the many base stations needed for serving them have engendered renewed concerns about exposure to RF radiation.

The biological effects of low level electromagnetic fields and a possible potential relation to cancer causation are controversial. There have been several epidemiological studies of the possible adverse health effects associated with environmental exposure to extremely low frequency (0-300 Hz) non-ionizing radiation, such as that emitted by power cables and electric substations, linking such exposure to leukemia, brain cancer, male breast cancer and skin and eye melanoma (1-11).

Far less attention has been paid to health hazards from environmental exposure to radiation in the RF range (100 kHz to 300 GHz), including the radiation emitted from cell-phone equipment, in the frequencies of 850 MHz, at field strengths much below those required to produce thermal effects. The few epidemiologic studies that did report on cancer incidence in relation to RF radiation (mainly from occupational exposure including microwave and radar and from living in proximity to TV towers) have generally presented negative or inconsistent results, or were subject to possible confounding from other exposures (12-20).

Laboratory studies in this area have also been confusing and conflicting. While some animal studies suggested that RF fields accelerate the development of cancers, other studies found no carcinogenic effect (21).

Obviously, there is an urgent need for extensive, well-conducted epidemiological and laboratory studies (21-24).

An opportunity for studying the effect of RF radiation presented itself in South Netanya, where a cell-phone transmitter station was located in the middle of a small area. We took advantage of the fact, that most of the population in the investigated area belong to one outpatient clinic (of DW), and undertook an epidemiologic assessment, in which we compared the cancer incidence of this area to those of a nearby clinic, to the national incidence rates of the whole country and to the incidence rates in the whole town of Netanya.

Material and methods

Radio-frequency radiation

The cell-phone transmitter unit is located at the south of the city of Netanya in an area called Irus (area A). It first came into service in 7/96. The people in this area live in half a circle with a 350 meter radius centered on the transmitter.

The antenna is 10 meters high. The antenna bears total maximum transmission power at frequencies of 850 MHz of 1500 watt when working at full power.

Both measured and predicted power density (for the frequencies of 850 MHz) in the whole exposed area were far below $0.53 \mu\text{w}/\text{cm}^2$ —thus the power density is far below the current guidelines which are based on the thermal effects of RF exposure. Exact measured power density in each house are described in table 1.

The current Israeli standard uses 50 packets/sec with Time-Division-Multiple-Access (TDMA) quadrature modulation. The antenna produces 50 packets/sec, using a 3:1 multiplexed Time-Division-Multiple-Access (TDMA) modulation with a 33% duty cycle.

Statistical analysis:

We conducted a cancer incidence study to investigate the incidence of cancer cases of individuals exposed to a cell-phone transmitter station, in comparison to those of a nearby clinic, to the national incidence rates of the whole country and to the incidence rates in the whole town of Netanya.

The cohort included 622 people living in the Irus area (area A) for at least 3-7 years and were patients of one health clinic (of DW). The exposure began in 7/96 which was 1 year before the start of our study.

Statistical analysis was based on the comparison of observed and expected numbers of cancer cases.

7

In order to compare incidence rates, 95% confidence intervals were computed.

The observed number of cancer cases is the number of all the cancer cases in the exposed cohort in the period between 7/97 - 6/98.

In order to estimate relative risk, rate ratios were computed using the rate of 3 different cohorts as the base (the expected values):

The rate in a nearby clinic (which serves a population of 1222 people, all of them living in area B) during the same period of time, i.e. 7/97 - 6/98. In order to compare area A and area B populations we used:

χ^2 test to compare origin and sex division

t- test to compare age means

The national incidence rates of the whole country.

The incidence rates in the whole town of Netanya where the 2 clinics (of area A and B) are located. The data of 2 and 3 were given to us by the Israel cancer registry and are updated to the years 91-94.

We also examined the history of the exposed cohort (of the A area) for malignancies in the 5 years before the exposure began and found only 2 cases in comparison to 8 cases detected one year after the transmitter station came into service.

Results

Of the 622 people of area A, eight cases of different kinds of cancer were diagnosed in a period of only one year (from July 1997 to June 1998). Details on these cases are presented in Table 1. Briefly, we found 3 cases of breast carcinoma, and one case of ovary carcinoma, lung carcinoma, Hodgkin's disease, osteoid osteoma, and hypernephroma.

This rate of cancers in the population of area A was compared both with the rate of 31 cases per 10,000 per year in the general population and the 2/1222 rate recorded in a nearby clinic. To each one of the rates, a 95 percent confidence interval was calculated (Table 2): the rates in area A were significantly higher than both those in area B, and the population as a whole.

A comparison of the relative risk revealed that there were 4.15 times more cases in area A than in the entire population.

The population characteristics of areas A and B were very similar (Table 2-5). The χ^2 test for comparing gender and origin frequencies showed no significant differences in these parameters between the two areas. Age means, as compared by t-test and age distribution stratum also showed no significant difference between the two groups.

Table 2a lists the rates of cancer incidence of areas A and B compared to data of the whole town of Netanya. The comparison clearly indicated that the cancer incidence of women in area A is significantly higher ($p < 0.0001$) compared with that of the whole city.

Discussion

Our study indicates an association between an increased incidence of cancer and living in proximity to a cell-phone transmitter station.

Studies of this type are prone to biases. Possible methodological artefacts to explain our alarming results were considered:

Differences in socioeconomic class and employment status, and demographic heterogeneity due to differences in age, sex and ethnicity were excluded. The two areas that were compared have very closely matched environment, workplace and occupational characteristics.

Confounding variables affecting individuals could not be absolutely adjusted for, however, there was no ionizing radiation that could affect the whole community except the previously mentioned mobile antenna station. There is no traffic density in this area, neither is there any industry or any other air pollution. The population of area A

(on which adequate data could be gathered) did not suffer from uncommon genetic conditions, nor did they receive carcinogenic medications.

Differences in diagnosis and registration of cancer cases. Although we cannot altogether exclude the possibility that higher awareness of the physician responsible for area A led to an artificial increase in cancer cases in this area, this possibility seems to us very unlikely, since both are qualified family physicians.

Several findings are of particular interest:

The measured level of RF radiation (power density) in the area was low; far below the current guidelines based on the thermal effects of RF exposure. We suggest, therefore, that the current guidelines be re-evaluated.

The enormous short latency period; less than 2 years, indicates that if there is a real causal association between RF radiation emitted from the cell-phone base station and the cancer cases (which we strongly believe there is), then the RF radiation should have a very strong promoting effect on cancer at very low radiation!

Although the possibility remains that this clustering of cancer cases in one year was a chance event, the unusual sex pattern of these cases, the 6 different cancer kinds, and the fact that only one patient smoked make this possibility very improbable and remote. It should be noted that 7 out of 8 cancer cases were women, like in the work of Maskarinec (25) who found 6 out of 7 leukemia cases in proximity to radio towers to occur in girls. Such unusual appearances of cancer cases due to one accused factor on two completely different occasions is alarming.

We are aware of at least 2 areas in which a drastic increase in the incidence of cancer cases occurred near a cell-phone antenna, however, the setup was not suitable for a well design study of those cases. In one of them (which also got publication in the daily newspapers) there were 6 out of 7 cancer cases in women working in a store in close proximity to a cell-phone antenna.

In conclusion, the results of this study showed that there was a significantly greater incidence of cancers of all kinds within the vicinity of a cell-phone transmitter station.

It would be certainly too premature to draw any conclusions from our results before they are confirmed and repeated by other studies from other areas, particularly in view of the fact that a great majority of papers on this subject showed that RF fields and mobile telephone frequencies were not genotoxic, did not induce genetic effects in vitro and in vivo, and were not found to be teratogenic or to induce cancers (24). The results of this paper should, however, serve as an alarm and emphasize the need for further investigations.

Addendum

At one year following the close of the study, 8 new cases of cancer were diagnosed in area A and two cases in area B. Among the cases diagnosed in area A was one of osteoid osteoma, the second case from the beginning of the study.

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12

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Type: Conference Proceeding

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Acknowledgment

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The opinions expressed herein are solely those of the writers and do not necessarily reflect the opinions of the institutions with which the writers are associated.

Table 1: Cancer cases in area A

| NAME | AGE | SEX | ORIGIN ¹ | SMO - KIN G | CANCER TYPE | Measured power density in $\mu\text{w}/\text{cm}^2$ |
|--------|-----|-----|---------------------|-------------|-------------------|---|
| Hemda | 52 | f | ash | No | Ovary ca stage 1 | $0.3\mu\text{w}/\text{cm}^2$ |
| Edna | 42 | f | sph | No | Breast ca in situ | $0.4\mu\text{w}/\text{cm}^2$ |
| Tania | 54 | f | ash | No | Breast ca | $0.5\mu\text{w}/\text{cm}^2$ |
| Neli | 67 | f | ash | Yes | Breast ca | $0.4\mu\text{w}/\text{cm}^2$ |
| Galit | 24 | f | ash | No | Hodgkins | $0.5\mu\text{w}/\text{cm}^2$ |
| Miriam | 61 | f | sph | No | Lung ca | $0.3\mu\text{w}/\text{cm}^2$ |
| Masal | 37 | f | sph | No | Osteoid osteoma | $0.4\mu\text{w}/\text{cm}^2$ |
| Max | 78 | m | ash | No | Hypernephroma | $0.3\mu\text{w}/\text{cm}^2$ |

1. Origin: ash - Ashkenazien Jews sph - Spharadic Jews

Table 2: Cancer rates in area A, B and the total population.

| | No. of cancer cases | population size | Rate per year per 10,000 | confidence interval lower limit | confidence interval upper limit (95%) | relative risk |
|------------------|---------------------|-----------------|--------------------------|---------------------------------|---------------------------------------|---------------|
| Area A | 8 | 622 | 129 | 40.1 | 217.2 | 4.15 |
| Area B | 2 | 1222 | 16 | -6.3 | 39.0 | 0.53 |
| total population | 31 | 10,000 | 31 | 20.1 | 41.9 | 1.00 |

Table 2a: Cancer rates in area A, B and the whole town.

| | Male | | Female | |
|------------|------|---------------|--------|---------------|
| | rate | Relative rate | rate | relative rate |
| Area A | 33 | 1.4 | 262 | 10.5 |
| Area B | 17 | 0.7 | 16 | 0.6 |
| Whole town | 24 | 1 | 25 | 1 |

17

Table 3: Comparing area A to area B by gender.

| Gender | Area A | | Area B | |
|--------|--------|----|--------|----|
| | N | % | N | % |
| male | 290 | 49 | 669 | 49 |
| female | 305 | 51 | 685 | 51 |

18

Table 4: Comparing area A to area B by origin.

| Origin | Area | | Area | |
|----------|------|----|------|----|
| | N | % | N | % |
| Sfaradic | 340 | 55 | 551 | 45 |
| Ashkenaz | 239 | 38 | 620 | 51 |
| Russian | 41 | 7 | 51 | 4 |

Table 5: Comparing age means in both areas.

| | Area A | | Area B | |
|-----|--------|------|--------|------|
| | mean | Std | mean | std |
| age | 26.5 | 17.9 | 25.5 | 12.4 |

Table 5: Age distribution by stratum.

| | 0-1 | 1-10 | 10-20 | 20-30 | 30-40 | 40-50 | 50-60 | 60-70 | >70 |
|--------------|-----|------|-------|-------|-------|-------|-------|-------|-----|
| IRUS | 16 | 143 | 157 | 65 | 70 | 88 | 41 | 21 | 21 |
| POLEG | 31 | 285 | 257 | 139 | 180 | 158 | 83 | 55 | 34 |

Representations**Representor 4** - Jonathan Dunlop

| | |
|--|---|
| Name | Jonathan Dunlop |
| Address | 3 Greenfinch Place MAWSON LAKES SA, 5095 Australia |
| Submission Date | 11/09/2023 09:52 AM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |

Reasons

We, Jonathan Dunlop and Kristina Johansson (3 Greenfinch Place, Mawson Lakes, SA 5095) oppose the proposed development of a telecommunications facility comprising of a 25-metre-high monopole (overall height 27.5 metres) with cluster mount headframe supporting nine (9) antennas with associated equipment cabinet and 2.4-metre-high compound fencing. The specific reasons why we believe that planning consent should be refused are: We believe that refusing planning permission for a telecommunications facility, especially one as imposing as a 25-meter-high monopole with nine antennas and associated equipment, within close proximity to residential housing and a childcare centre, can be justified on several grounds including concerns related to health and safety, property values, aesthetics & community opposition, noise pollution & environmental impact and the safety of children. We believe that an alternative location away from residential housing should be selected if the coverage and capacity increase is legitimately required.

Attached Documents

Representation-on-Application-23009326-1273949.pdf

We, Jonathan Dunlop and Kristina Johansson (3 Greenfinch Place, Mawson Lakes, SA 5095) oppose the proposed development of a telecommunications facility comprising of a 25-metre-high monopole (overall height 27.5 metres) with cluster mount headframe supporting nine (9) antennas with associated equipment cabinet and 2.4-metre-high compound fencing.

The specific reasons why we believe that planning consent should be **refused** are:

We believe that refusing planning permission for a telecommunications facility, especially one as imposing as a 25-meter-high monopole with nine antennas and associated equipment, within close proximity to residential housing and a childcare centre, can be justified on several grounds including concerns related to health and safety, property values, aesthetics & community opposition, noise pollution & environmental impact and the safety of children. We believe that an alternative location away from residential housing should be selected if the coverage and capacity increase is legitimately required.

1. **Coverage and Capacity Demand:** We assume that the proposed development of the telecommunications facility is to expand on the network coverage in the area. We do not believe that this is required and question why such a large facility would be required for coverage in this area. As residents we have not had any issues with mobile phone coverage. This is hardly a rural area and there are no topographical challenges to overcome, we are located 10 min drive from Adelaide city centre and have plenty of businesses in nearby Technology Park (including a previous large Optus office, many defence related businesses) as well as the University of South Australia campus that is located in Mawson Lakes. If the intent is to "future-proof" for technology advances like 5G and increases in network demands, especially if this is warranted due to demands of businesses etc in the area then the location of the facility should be planned for in a more suitable location like in the Technology Park or surrounding industrial areas that are not right next to residential housing where it could potentially be co-located with other existing facilities.
2. **Health and Safety Concerns / Safety of Children:** Electromagnetic radiation emitted by telecommunications equipment raise concerns about potential health risks. While there is no conclusive evidence linking low-level radiofrequency radiation to health problems, we believe that the precautionary principle should be applied when placing such facilities near residential areas and childcare centres, where vulnerable populations, such as children and the elderly, are present. Especially since the proposed location is only 35 meters away from residential housing and approximately 135 meters away from a childcare (Goodstart Early Learning – Avocet Drive) where a large amount of very young children (12 weeks to 5 years) spends a significant amount of time. Why select a location this close to a childcare centre when there are other more suitable locations in the area? Given the proximity to a childcare centre, children's safety and well-being should be a top priority, and the uncertainty surrounding electromagnetic radiation and other potential hazards should mean that another location is selected. In previous cases it has been discussed and stated that the Telecommunication Tower Code appears to recognise, at least by implication, a similar concern. It states that any unacceptable risks to personal and public safety have to be avoided. Subjective concerns would also seem to be allowed for when it is said that structures must be located to minimise any negative impacts on the amenity of the local area. A probable solution is to keep a tower more than 500 metres from a pre-school, primary school, or high school.
3. **Property Values:** We believe that installing a large telecommunications facility close to residential housing will devalue ours as well as other nearby properties. This can make it more difficult to sell our home/s leading to significant financial losses for us residents.
4. **Aesthetic Impact & Community Opposition:** A 25-meter monopole is a significant structure that will have a detrimental impact on the visual appeal of the surrounding area. This can diminish the overall quality of life for residents, as well as negatively affect the character and charm of the neighbourhood. Especially since Mawson Lakes currently does not have any imposing electrical powerlines etc. and everything has been kept underground for exactly this

reason. The surrounding streets are also mainly single-story houses, and a 25-meter structure would be significantly taller than any surrounding structures in the area. Planning permission should be refused to ensure that the good community relations we currently have are maintained and to ensure a good quality of life for residents in the surrounding area. Based on the information provided for the "business suburban zone" that Dan Street is located in, the below building heights and setbacks are listed. In this case the proposed tower is significantly higher than the 9 meters in DTS/DPF 3.1 (b) (i) which should apply as a guide as this is directly behind residential housing.

| Building height and setbacks | |
|---|---|
| PO 3.1 | DTS/DPF 3.1 |
| Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of a locality. | <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>(a) the following:</p> <p>(b) in all other cases (ie there is a blank field for both values):</p> <p>(i) 2 building levels or 9m where the development is located adjoining a different zone that primarily envisages residential development</p> <p>(ii) 3 building levels or 12m in all other cases.</p> <p>In relation to DTS/DPF 3.1, in instances where:</p> <p>(c) more than one value is returned in the same field:</p> <p>(i) for the purpose of DTS/DPF 3.1(a), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(ii) only one value is returned for DTS/DPF 3.1(a), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p> |

5. **Environmental Impact:** The installation of a 25-meter monopole and associated infrastructure can have adverse environmental impacts, such as habitat disruption and damage to the local ecosystem. Mawson Lakes includes large areas of wetlands and lakes to support local wildlife, and this should be essential to consider in selecting a more suitable location.
6. **Alternative Locations:** We believe that it is essential to explore alternative locations for the telecommunications facility that are less densely populated and farther away from sensitive areas such as residences and childcare centres. As the area that is currently chosen is right next to residential housing this would involve considering other parts that are less densely populated further into the industrial area that surrounds Mawson Lakes and that does not contain any residential housing, which would be a more responsible and safer choice. There is also the large Technology Park located nearby where the majority of buildings are businesses and also considerably larger, this would be a more suitable location for a large telecommunications facility.

Refusing planning permission for a telecommunications facility in such close proximity to residential housing and a childcare centre is more than justified. Just because the proposed location is an easy solution for the applicant does not mean that it is a good solution for us that live in this neighbourhood especially when there are plenty of less densely populated areas available close by. This proposed

development does not provide any benefits for the local community and the negative impacts far outweigh any potential positive impacts that only would benefit the developer, not the impacted community.

Representations**Representor 5** - Neil Chappell

| | |
|--|--|
| Name | Neil Chappell |
| Address | 25 AVOCET DRIVE MAWSON LAKES SA, 5095 Australia |
| Submission Date | 11/09/2023 11:09 AM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |
| Reasons | |

Attached Documents

| |
|---|
| RepresentationDa23009326-NeilChappell-Received8Sept2023-6432389.pdf |
|---|

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016

| | |
|-------------------------------|--|
| Applicant: | Indara Infrastructure |
| Development Number: | 23009326 |
| Nature of Development: | Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres) With Cluster Mount Headframe Supporting Nine (9) Antennas With Associated Equipment Cabinet And 2.4 Metre High Compound Fencing |
| Zone: | Suburban Business |
| Subject Land: | 4 Dan Street, Mawson Lakes SA 5095 |
| Contact Officer: | Karyn Brown |
| Phone Number: | 8406 8222 |
| Close Date: | 13 Sep 2023 |

| | |
|---|--------------------------------|
| My name*: NEIL CHAPPELL | My phone number: [REDACTED] |
| My postal address*: 25 AVOCET DRIVE, MAWSON LAKES SA 5095 | My email*: [REDACTED] |

* Indicates mandatory information

| | |
|-----------------|--|
| My position is: | <input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development |
|-----------------|--|

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

1. Unknown health impact. My neighbour already has cancer.
2. Unsightly. Mawson Lakes is beautiful, this will look terrible from all the homes and even worse as you drive into the lovely Mawson Lakes entrance it will ruin it.
3. My property has already been devalued by Salisbury Council allowing a 6 metre high warehouse directly behind me and are not able to get the owner to plant and maintain trees that were part of the approval in 2012. How can we be sure this installation will not degrade and look even worse over time.

[attach additional pages as needed]



Government of South Australia
Attorney-General's Department

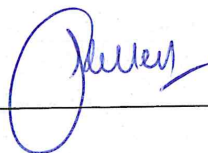
Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

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).

| | | |
|-----|---|----------------------|
| I: | <input type="checkbox"/> wish to be heard in support of my submission* | (Overseas at moment) |
| | <input checked="" type="checkbox"/> do not wish to be heard in support of my submission | |
| By: | <input type="checkbox"/> appearing personally | |
| | <input type="checkbox"/> being represented by the following person: _____ | |

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

Signature:  _____

Date: 8/9/2023

Return Address: PO Box 8, SALISBURY SA 5108 or
 Email: representations@salisbury.sa.gov.au or
 Complete online submission: https://plan.sa.gov.au/have_your_say

Representations

Representor 6 - Md Rajibul Karim

| | |
|--|--|
| Name | Md Rajibul Karim |
| Address | 21 Avocet drive MAWSON LAKES SA, 5095 Australia |
| Submission Date | 12/09/2023 09:44 AM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |

Reasons

The proposed development is located very close to a residential area where I live. The construction of this tower will have several unwanted consequences. I oppose the development and some of the reasons behind it are summarised below. 1. The construction will be very close to my property. A tower of that height will certainly not be aesthetically pleasing and significantly devalue my property. 2. The navigation light at the top of the tower will also be an eyesore. 3. There are multiple towers in the vicinity of my property, and I have good cell phone reception and there is no additional benefit for me if the proposed tower gets constructed. 4. There are often issues when renting or re-selling properties located near cell phone towers as it makes the location less desirable among many potential renters or buyers. 5. There are also long-term potential health risks for people living close to cell phone towers due to constant exposure to electromagnetic radiation. The International Agency for Research on Cancer (IARC), a component of the World Health Organization, classified cellphone-related radiation as "possibly carcinogenic to humans" and multiple other research organisations have noted more research is needed. 6. Living near cell phone towers also brings psychological stresses and possible physical consequences. 7. Privacy issues during construction and maintenance of the tower throughout its life. 8. There is a childcare centre within approx. 100 m of the proposed tower and kids from the neighbouring area including my child have been/are under their care.

Attached Documents

Representations**Representor 7** - Karen Chappell

| | |
|--|--|
| Name | Karen Chappell |
| Address | 25 AVOCET DRIVE MAWSON LAKES SA, 5095 Australia |
| Submission Date | 13/09/2023 08:34 AM |
| Submission Source | Email |
| 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

| |
|---|
| Representation-Da23009326-KarenChappell-12thSeptember-6450651.pdf |
|---|

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016

| | |
|-------------------------------|--|
| Applicant: | Indara Infrastructure |
| Development Number: | 23009326 |
| Nature of Development: | Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres) With Cluster Mount Headframe Supporting Nine (9) Antennas With Associated Equipment Cabinet And 2.4 Metre High Compound Fencing |
| Zone: | Suburban Business |
| Subject Land: | 4 Dan Street, Mawson Lakes SA 5095 |
| Contact Officer: | Karyn Brown |
| Phone Number: | 8406 8222 |
| Close Date: | 13 Sep 2023 |

| | |
|---|--------------------------------|
| My name*: <i>Karen Chappell</i> | My phone number: [REDACTED] |
| My postal address*: <i>25 Avocet Drive Mawson Lakes, SA, 5095</i> | My email*: [REDACTED] |

* Indicates mandatory information

| | |
|-----------------|--|
| My position is: | <input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development |
|-----------------|--|

| |
|---|
| The specific reasons I believe that planning consent should be granted/refused are: <p align="center"><i>See attached. Page 3.</i></p> |
|---|

[attach additional pages as needed]



Government of South Australia
Attorney-General's Department

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

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).

| | |
|-----|---|
| I: | <input checked="" type="checkbox"/> wish to be heard in support of my submission* |
| | <input type="checkbox"/> do not wish to be heard in support of my submission |
| By: | <input checked="" type="checkbox"/> appearing personally |
| | <input type="checkbox"/> being represented by the following person: _____ |

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

Signature:  _____

Date: 12/9/2023

Return Address:

PO Box 8, SALISBURY SA 5108 or

Email:

representations@salisbury.sa.gov.au or

Complete online submission:

https://plan.sa.gov.au/have_your_say

②

Previous dealings with Salisbury Council have not gone in our/my favour and I feel that this time round we need to be heard.

1. Removal of a dangerous significant tree. Request to do so in 2009/2010 or thereabouts. Denied. Tree dropped a branch trapping my husband and dog underneath and destroying the side of our house. I witnessed this occurring standing in the room that was destroyed whilst looking out the window. I have never over come the trauma of seeing my husband being hit by the branch and the noise of the roof being smashed in above my head.
2. Around this time myself and my husband being summoned into a Tribunal held by Salisbury Council to explain why we had already started cutting down said tree. At this point I was so traumatised and stressed by all the events that had unfolded I subsequently had a car accident on my way to the Council offices – yet still appeared injured to be questioned.
3. Our objections to a 6 metre shed/warehouse being built behind our house not being taken into consideration and the erection going ahead in 2015. I always had a beautiful sunny garden and beautiful clear skies to enjoy out the back of my home. Since this warehouse was erected, my garden has lost a considerable amount of sunlight and my plantings have died off. Including my grass is now covered in moss. This has caused me severe depression to the point I was deemed disabled in 2019. Looking outside and looking directly at a shed which reflects the western sun back into my house in Summer. Not to mention the glare is distressing an upsetting as well. The warehouse over shadows my home. A Tower will do the same.
4. I am adamantly opposed to the erection of an Optus Tower behind our house. The last bit of remaining blue sky that I do have to the right of the warehouse will now be destroyed by the erection of the Optus Tower. It will be even more imposing than the warehouse. It absolutely terrifies me having a tower in such close proximity to myself and my family.
5. The Montague Road entrance into Mawson Lakes is a beautiful entrance which will now be impacted on by this monstrosity. How can this be allowed in an area which is pretty and in which we pay high rates to live.
6. I request that the Council takes into consideration:
 - The physical and mental health implications this will add to my current health. Not to mention my neighbours. One who is already fighting cancer.
 - We love living here. Please don't make it anymore difficult and our surroundings even more unpleasant.
 - The devaluation of our house already due to the warehouse having been erected.
 - The added devaluation a 27 metre high Optus Tower will bring as well.
 - The impact it will have to the entrance to Mawson Lakes.

Representations

Representor 8 - Md Rajibul Karim

| | |
|--|--|
| Name | Md Rajibul Karim |
| Address | 21 Avocet drive MAWSON LAKES SA, 5095 Australia |
| Submission Date | 13/09/2023 01:22 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |

Reasons

The proposed development is located very close to a residential area where I live. The construction of this tower will have several unwanted consequences. I oppose the development and some of the reasons behind it are summarised below. 1. The construction will be very close to my property. A tower of that height will certainly not be aesthetically pleasing and significantly devalue my property. 2. The navigation light at the top of the tower will also be an eyesore. 3. There are multiple towers in the vicinity of my property. I have good cell phone signal reception and there is no additional benefit for me if the proposed tower gets constructed. 4. There are often issues when renting or re-selling properties located near cell phone towers as it makes the location less desirable among many potential renters or buyers. 5. There are also long-term potential health risks for people living close to cell phone towers due to constant exposure to electromagnetic radiation. The International Agency for Research on Cancer (IARC), a component of the World Health Organization, classified cellphone-related radiation as "possibly carcinogenic to humans" and multiple other research organisations have noted more research is needed. 6. Living near cell phone towers also brings psychological stresses along with possible physical consequences. 7. Privacy issues during construction and maintenance of the tower throughout its life. 8. There is a child care centre within approx. 100 m of the proposed tower and kids from the neighbouring area including my child have been/are under their care.

Attached Documents

Representations**Representor 9** - Peter Andreson

| | |
|--|---|
| Name | Peter Andreson |
| Address | PO Box 146 INGLE FARM SA, 5098 Australia |
| Submission Date | 13/09/2023 03:02 PM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |
| Reasons | |

Attached Documents

| |
|---|
| Representation-Da23009326-PeterAndreson-13Sep2023-6457333.pdf |
|---|

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016

| | |
|-------------------------------|--|
| Applicant: | Indara Infrastructure |
| Development Number: | 23009326 |
| Nature of Development: | Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres) With Cluster Mount Headframe Supporting Nine (9) Antennas With Associated Equipment Cabinet And 2.4 Metre High Compound Fencing |
| Zone: | Suburban Business |
| Subject Land: | 4 Dan Street, Mawson Lakes SA 5095 |
| Contact Officer: | Karyn Brown |
| Phone Number: | 8406 8222 |
| Close Date: | 13 Sep 2023 |

| | |
|---|-----------------------------|
| My name*: <i>Peter Andresen</i> | My phone number: [REDACTED] |
| My postal address*: <i>PO Box 146 Ingle Farm 5098</i> | My email*: [REDACTED] |

* Indicates mandatory information

| | |
|-----------------|--|
| My position is: | <input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development |
|-----------------|--|

The specific reasons I believe that planning consent should be ~~granted~~/refused are: *My business is run out of 10 Dan St, where we already put up with the stinky mulch that gets dumped, the overgrown weeds along with the snakes in warm weather. The road also needs attention. We don't need another eye sore or the health implications that go along with a phone tower.*

Regards Peter Andresen

[attach additional pages as needed]



Government of South Australia
Attorney-General's Department

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

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).

| | |
|-----|---|
| I: | <input type="checkbox"/> wish to be heard in support of my submission* |
| | <input checked="" type="checkbox"/> do not wish to be heard in support of my submission |
| By: | <input type="checkbox"/> appearing personally |
| | <input type="checkbox"/> being represented by the following person: _____ |

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

Signature: 

Date: 13-9-23

Return Address: PO Box 8, SALISBURY SA 5108 or
 Email: representations@salisbury.sa.gov.au or
 Complete online submission: https://plan.sa.gov.au/have_your_say

representations**Representor 10** - Wendy Jenner

| | |
|--|--|
| Name | Wendy Jenner |
| Address | 360 Mawson Lakes blvd MAWSON LAKES SA, 5095 Australia |
| Submission Date | 13/09/2023 10:15 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I support the development |
| Reasons The internet in the area is disgraceful and considering it's next to Technology Park, it's long overdue. Wireless technology is needed to survive now and we're way behind in the area. Slow speeds, constant drop outs and poor reception are a daily issue. This application should definitely go through to catch up to the rest of Adelaide. | |

Attached Documents

representations**Representor 11** - Darren Edwards

| | |
|---|--|
| Name | Darren Edwards |
| Address | 360 Mawson lakes blvd MAWSON LAKES SA, 5095 Australia |
| Submission Date | 13/09/2023 10:38 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I support the development |
| Reasons I support anything that gives the area better phone reception and faster internet. The internet is terrible in the area and our phone drops out in certain parts of our house. This should not happen in suburbia and it's embarrassing next to technology park. With the high density of people living in the area, sharing the data, and phone lines, this installation is needed and should be supported | |

Attached Documents

Representations**Representor 12** - S L Lau

| | |
|--|---|
| Name | S L Lau |
| Address | 1 GREENFINCH PLACE MAWSON LAKES SA, 5095 Australia |
| Submission Date | 14/09/2023 10:37 AM |
| Submission Source | Post |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |
| Reasons | |

Attached Documents

| |
|---|
| Representation-Da23009326-SLLau-14Sep-6463307.pdf |
|---|

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016

| | |
|-------------------------------|--|
| Applicant: | Indara Infrastructure |
| Development Number: | 23009326 |
| Nature of Development: | Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres) With Cluster Mount Headframe Supporting Nine (9) Antennas With Associated Equipment Cabinet And 2.4 Metre High Compound Fencing |
| Zone: | Suburban Business |
| Subject Land: | 4 Dan Street, Mawson Lakes SA 5095 |
| Contact Officer: | Karyn Brown |
| Phone Number: | 8406 8222 |
| Close Date: | 13 Sep 2023 |

| | |
|--|--------------------------------|
| My name*: SL LAU | My phone number: [REDACTED] |
| My postal address*: 1 Greentfinch Place, Mawson lakes | My email*: [REDACTED] |

* Indicates mandatory information

| | |
|-----------------|--|
| My position is: | <input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development |
|-----------------|--|

| |
|--|
| <p>The specific reasons I believe that planning consent should be granted/refused are:</p> <p>Too close to my property and potentially decrease my house value</p> |
|--|

[attach additional pages as needed]



Government of South Australia
Attorney-General's Department

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

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| | |
|-----|---|
| I: | <input type="checkbox"/> wish to be heard in support of my submission* |
| | <input checked="" type="checkbox"/> do not wish to be heard in support of my submission |
| By: | <input type="checkbox"/> appearing personally |
| | <input type="checkbox"/> being represented by the following person: _____ |

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

Signature: 

Date: 11/9/2023

Return Address: PO Box 8, SALISBURY SA 5108 or
 Email: representations@salisbury.sa.gov.au or
 Complete online submission: https://plan.sa.gov.au/have_your_say

Representations**Representor 13** - Jennifer and Steven Tehan

| | |
|--|---|
| Name | Jennifer and Steven Tehan |
| Address | 6 DAN STREET MAWSON LAKES SA, 5095 Australia |
| Submission Date | 14/09/2023 10:40 AM |
| Submission Source | Post |
| 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

| |
|---|
| Representation-Da23009326-JSTehan-13Sep2023-6463342.pdf |
|---|

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016

| | |
|-------------------------------|--|
| Applicant: | Indara Infrastructure |
| Development Number: | 23009326 |
| Nature of Development: | Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres) With Cluster Mount Headframe Supporting Nine (9) Antennas With Associated Equipment Cabinet And 2.4 Metre High Compound Fencing |
| Zone: | Suburban Business |
| Subject Land: | 4 Dan Street, Mawson Lakes SA 5095 |
| Contact Officer: | Karyn Brown |
| Phone Number: | 8406 8222 |
| Close Date: | 13 Sep 2023 |

| | |
|--|--------------------------------|
| My name*: JENNIFER TEHAN & STEVEN TEHAN | My phone number: [REDACTED] |
| My postal address*: SA 5095 6 DAN STREET MAWSON LAKES | My email*: [REDACTED] |

* Indicates mandatory information

| | |
|-----------------|--|
| My position is: | <input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development |
|-----------------|--|

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

PLEASE REFERE TO ATTACHED SHEET

[attach additional pages as needed]



Government of South Australia
Attorney-General's Department

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

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| | |
|-----|---|
| I: | <input checked="" type="checkbox"/> wish to be heard in support of my submission* |
| | <input type="checkbox"/> do not wish to be heard in support of my submission |
| By: | <input checked="" type="checkbox"/> appearing personally |
| | <input type="checkbox"/> being represented by the following person: _____ |

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

Signature: 

Date: 13/9/2023

Return Address: PO Box 8, SALISBURY SA 5108 or
 Email: representations@salisbury.sa.gov.au or
 Complete online submission: https://plan.sa.gov.au/have_your_say

Dear Assessment Panel City of Salisbury

13/9/2023

I rejected the initial proposal by Proptel to have it on my property as I believe it will detract from the appearance of the street being that the tower is to be installed in the front of the block.

Where the tower is proposed to be installed it may as well have been on my property.

Dan Street Mawson Lakes seems to be an area that council doesn't care too much about.

I see other areas of Mawson lakes getting old trees removed and lots of new ones planted while we have no footpaths, no kerbing, and deep holes on edges of road full of water and a mulch storage block at the end of the street.

Kind regards,

S & J Tehan

6 Dan Street

Mawson Lakes 5095



Appendix 3

Applicant's Response to Representations



29 September 2023

Karyn Brown
Development Officer – Planning
City of Salisbury
PO Box 8
Salisbury SA 5108

Dear Karyn,

Development Application: 23009326
Address: 4 Dan Street, Mawson Lakes SA 5095
RE: Response to Submissions

CPS Technology and Infrastructure acts on behalf of Indara and Optus for the matter above.

We understand that the City of Salisbury as the Responsible Authority has received submissions from fourteen (14) individuals. The concerns raised in the objections have been grouped into eleven (11) raised concerns which is discussed in detail in the appendix.

Background

Indara has partnered with Optus Mobile Pty Ltd (Optus) to expand the Optus mobile network across Australia. This facility is being proposed to improve and introduce Optus' latest fifth generation (5G) wireless services in the Pooraka and Mawson Lakes areas.

We trust that you will find the information about this proposal informative and respectfully request that planning approval be granted.

Yours sincerely,

CPS Technology and Infrastructure
(on behalf of Indara and Optus)

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Appendix – Response to Submissions

Alternative Locations

The site selection process for the proposed telecommunications facility has been carried out in accordance with the precautionary principles outlined in Sections 4.1 and 4.2 of the C564:2020 Mobile Base Station Deployment Code. The Planning Report submitted by CPS indicates that various potential locations were considered, including the assessment of co-location opportunities at nearby sites such as the Technology Park and Parafield Airport.

Unfortunately, the existing telecommunications sites are located outside the intended coverage area and therefore were deemed unsuitable for addressing coverage issues within the target area, and as a result, they were ruled out as viable options. It is worth noting that in order to provide successful coverage to the target area, the site needs to be located within the target, preferably close to the centre of the area.

Regarding alternative candidates, a number of options were assessed in the site selection process; however, these candidates have been discounted for various reasons. Please refer to the Planning Report accompanying the DA submission for details.

Construction and Traffic

There will be minimal traffic to the proposed telecommunication facility outside the construction period.

During the construction phase, trucks will be used to deliver the equipment to the site. Traffic impacts associated with these vehicles would be of a short-term duration of two (2) weeks and are not anticipated to adversely impact upon the surrounding road network. Traffic controllers will assist traffic management during construction in accordance with Australian Standard AS1742.3 – 2002 Manual of Uniform Traffic Control Devices on Roads. Construction activities will only be carried out in accordance with the construction guidelines, between the hours of 7.00am and 6.00pm, during business days, noise made during the works will be short in duration and comply with noise standards.

The telecommunications facility will be unmanned, of low maintenance and remotely operated. As such, operational visits facilities will take place approximately one to four (1 – 4) times per year by qualified contractors for maintenance purposes. There is sufficient onsite parking space for a maintenance vehicle.



Coverage Objectives

Optus have identified issues with network performance and capacity in the eastern area of Mawson Lakes and the residents of western side of Pooraka.

The areas above have limited service from the existing telecommunications infrastructure given its low-rise residential land-use limiting opportunities for deployment and height restrictions from the nearby Parafield Airport. Because of this, the area west of the Main Road and east of Bridge Road does not have its own base station, Optus have identified issues with network performance and reliability. These issues are exacerbated by increased development, as well as general trends of increasing network usage. Optus have identified that a new base station is needed specifically to service this area while dealing with all the site constraints imposed by the surrounding area.

Impacts on Wildlife

A concern was raised about the adverse environmental impact on wildlife habitat and damage to the local ecosystem. The proposal does not involve removal of any trees and is setback well away from any bodies of water. Therefore, the impacts on the wildlife are considered highly unlikely.

Height Controls

The building height controls (up to 12 metres) outlined in the Zone and any other planning controls do not apply to a telecommunication facility as it is not considered a building under Part 8 - Administrative Terms and Definitions.

Noise

Noise and vibration emissions associated with the proposed facility will be mostly limited to the construction phase. Noise generated during the construction phase will be of short duration and will be in accordance with the standards outlined in the Environmental Protection Act 1993 and Local Nuisance and Litter Control Act 2016. Construction works will only occur between the hours of 7.00am and 6.00pm or as prescribed in the conditions of any development consent.

The facility will not be a significant generator of noise. The only part of the facility that generates noise is the cooling fans on the equipment cabinet. Cooling equipment will only operate when required and will not operate continuously. Cooling equipment will operate at levels generally comparable to those of a domestic air conditioner. The project is not expected to represent a noise nuisance given the fifty (50) metre plus setback and other commercial/light industrial uses in the immediate area adjacent to the residential area.

Parafield Airport

The obstacle limitation surface (OLS) for Parafield Airport at the proposed telecommunication facility location is 57.5m AHD (Australian height Datum). The facility is below the OLS at 40.70 AHD. No concerns have been raised by the Airport Authority to date regarding the height or location of the proposed telecommunication facility.



Property Values

The possible impact on property value as a result of the proposed telecommunication facility is not an impact that can be considered during the planning process. This is not an impact for which there is any evidence, and as such the proposal cannot be recommended for refusal on this ground given this is not a consideration under the Planning and Design Code.

Proximity to Residential Areas and Community Sensitive Locations

A common assumption is that the telecommunications facility is unsafe due to the close proximity of antennas to urban areas. However, this is not the case. In fact, it is essential for telecommunications facilities to be in close proximity to the associated target coverage area so that they can operate at low power.

To ensure the functionality of mobile networks, it is necessary to position low-powered base stations in close proximity to areas where people use their mobile phones. This includes residential areas, schools, and workplaces. If these base stations are not situated within these areas, it will lead to poor coverage and call quality. It's crucial to bear in mind that more than 78% of emergency calls (000 calls) are made from mobile phones, underscoring the importance of having reliable access to these services.

While some individuals advocate for establishing buffer zones around sites sensitive to the community, it's important to consider that this approach may necessitate increased power for mobile phones to establish connections, potentially resulting in higher exposure levels in the area.

Telecommunication facilities operate within strict safety standards and can be safely located within and near residential areas. The Australian environmental, public health and safety standards set safe limits for electromagnetic emissions in the community. The standards do not specify separation distances or buffer zones for residential or sensitive locations.

An installation adjacent to residential areas is not considered out of the ordinary – mobile base stations need to be close to the areas that they are servicing, including in residential areas.

The facility has been carefully considered, in context of potentially sensitive nearby locations including residential dwellings and other community facilities such as schools and childcare centres. This facility will operate in compliance with, and at levels many times lower than, the Australian standard. This facility will operate at levels representing **2.31%** of the Australian Standard. Further modelling in the submitted EME Report also show that the levels at the nearby childcare centre will operate at lower level presenting **1.11%** of the Australian Standard, keeping in mind that exposure levels up to 100% is considered safe to all members of the public.



Research on EME (Electromagnetic Energy)

Carriers rely upon the expert advice of national and international health authorities such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), World Health Organisation (WHO) and International Commission on Non-Ionising Radiation (ICNRP) who review and commission health and safety research.

ARPANSA reviews scientific studies and undertook a review of relevant science in their review of the current ARPANSA Standard. "The ARPANSA RF Standard is based on scientific research that shows the levels at which harmful effects occur and it sets limits, based on international guidelines, well below these harmful levels. This applies to both public and occupational exposure limits. A technical explanation of how the exposure limits are derived is available in the guidelines by the International Commission on Non-Ionizing Radiation Protection."

www.arpansa.gov.au/regulation-and-licensing/regulatory-publications/radiation-protection-series/codes-and-standards/rpss-1-qa

ARPANSA has information on recent studies available at www.arpansa.gov.au/research-and-expertise/electromagnetic-energy-program/electromagnetic-energy-research For additional details regarding the stance of the Australian government and leading health organisations like the World Health Organization (WHO) on EME and the safety of mobile base stations, please consult the Planning report.



Visual Impact

We acknowledge the nearby residents are concerned about the visual impact of the proposed telecommunication facility. As discussed in the submitted planning report and request for further information, we believe that the siting of the proposed telecommunication facility is an appropriate location that has minimal visual impact on the surrounding area based on the considerations below:

- Locating the telecommunication facility at the street frontage allows for an increased setback (approximately fifty (50) metres) to minimise impact on visual amenity on the nearest residential dwellings.
- Locating the telecommunication along the frontage of the lot does not detrimentally impact the commercial/light industrial land use streetscape, standing in roadside context containing powerlines, canopy trees, shipping containers and warehouses.
- Telecommunications facilities are, by their nature, required to protrude above the surrounding environment to function and therefore will be taller than surrounding low rise-built form.
- The use of a slimline monopole, rather than a lattice tower, was selected to minimise the visual bulk of the telecommunication when viewed at a distance and in close proximity to the surrounding residential dwellings.
- Limiting the height of the proposal to twenty-five (25) metres (27.5m including antennas). This will ensure that the best level of coverage can be provided to the locality, without constructing to a greater height which would have greater adverse visual impact in accordance with PO6.2 of the IREF.
- Use of non-reflective material in a grey colour finish for the antenna, monopole, and ancillary equipment to reduce visual contrast where visible on the skyline in accordance with PO6.3(c) of the IREF.
- Ground based equipment cabin is to be located directly adjacent to the structure. The proposed ground-based equipment can be coloured to blend in well with the immediate streetscape to be in accordance with PO6.3(c) of the IREF.
- The compound is located behind a 2.4m high security fence. Landscaping will be provided partially around the proposed facility (as per the submitted landscape plan) to further soften the visual impact and built form of the proposed telecommunication facility in accordance with PO6.3 (d) of IREF.

Appendix 4
External Referral Response

11 August 2023

City of Salisbury
PO Box 8,
Salisbury SA 5108

DEVELOPMENT NUMBER: 23009326
APPLICANT: Indara Infrastructure
NATURE OF DEVELOPMENT: Telecommunications Facility Comprising 25 Metre High Monopole (Overall Height 27.5 Metres)
SUBJECT LAND: 4 DAN ST MAWSON LAKES SA 5095

Parafield Airport Limited has no objection to the above proposal.

The Owner/Developer need to be advised of the following:

- a) The development as described at an approximate height of RL 40.70m Australian Height Datum (AHD) does not penetrate the Parafield Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aërials or masts, must be subject to a separate assessment.
- b) Crane operations associated with construction shall be the subject of separate application. Cranes may require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.
- c) Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

Should you require any additional information or wish to discuss this matter further please contact the undersigned on 8308 9245.

Yours sincerely,



Brett Eaton
Airside Manager
Parafield Airport Limited

OFFICIAL



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Appendix 5

Extract of Planning and Design Code

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

4 DAN ST MAWSON LAKES SA 5095**Address:**Click to view a detailed interactive [SAILIS](#) in SAILIS

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

**Property Zoning Details****Zone**

Suburban Business

Overlay

Airport Building Heights (Regulated) (*All structures over 15 metres*)
 Building Near Airfields
 Defence Aviation Area (*All structures over 90 metres*)
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Traffic Generating Development

Development Pathways

■ Suburban Business

1. Accepted Development

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

- Brush fence
- Building work on railway land
- 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)

Policy24**P&D Code (in effect) Version 2023.6 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.

- Advertisement
- Ancillary accommodation
- Carport
- Consulting room
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
- Office
- Outbuilding
- Replacement building
- Shop
- 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.

- Advertisement
- Ancillary accommodation
- Carport
- Consulting room
- 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 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.
- Fence
- Group dwelling
- Land division
- Light industry
- Office
- Outbuilding
- Residential flat building
- Retaining wall
- Row dwelling
- Semi-detached dwelling
- Service trade premises
- Shop
- Store
- Tree-damaging activity
- Verandah
- Warehouse

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

Suburban Business Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

Desired Outcome

| | |
|------|---|
| DO 1 | A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses. |
| DO 2 | A zone characterised by low-rise buildings with additional height in well serviced and accessible locations. |

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

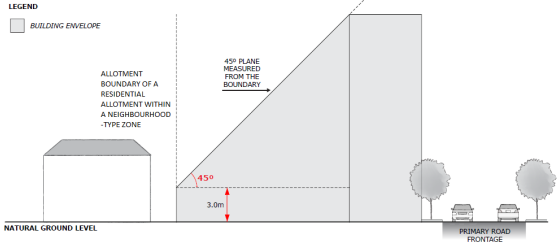
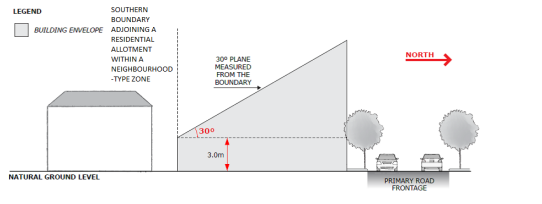
| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| Land Use and Intensity | |
| <p>PO 1.1</p> <p>Shops, office, consulting room, low-impact industry and other non-residential uses are supported by a variety of compact, medium density housing and accommodation types.</p> | <p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Consulting room (b) Dwelling (c) Institutional facility (d) Light industry (e) Motor repair station (f) Office (g) Residential flat building (h) Retail fuel outlet (i) Service trade premises (j) Shop (k) Store (l) Warehouse |
| <p>PO 1.2</p> <p>Retail, business and commercial development is of a scale that provides a local convenience service without undermining the vibrancy and function of zones primarily intended to accommodate such development.</p> | <p>DTS/DPF 1.2</p> <p>Shops, offices and consulting rooms do not exceed 500m² in gross leasable floor area.</p> |
| <p>PO 1.3</p> <p>Compact, medium density residential development does not prejudice the operation of non-residential activity within the zone.</p> | <p>DTS/DPF 1.3</p> <p>None are applicable.</p> |
| <p>PO 1.4</p> <p>Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality.</p> | <p>DTS/DPF 1.4</p> <p>A change of use to a shop, office or consulting room or any combination of these uses where all of the following are achieved:</p> <ul style="list-style-type: none"> (a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses (b) if the proposed the change in use is for a shop: <ul style="list-style-type: none"> (i) the total gross leasable floor area of the shop will not exceed 500m² (ii) if primarily involving the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop) (iii) if primarily involving heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any residential allotment within a neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions |

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Page 3 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
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| | | (c) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where: | |
| | | (i) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) or | |
| | | (ii) the building is a local heritage place. | |
| Built Form and Character | | | |
| PO 2.1 | Building scale and design complement surrounding built form, streetscapes and local character. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Development with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones is primarily intended to accommodate sensitive receivers. | DTS/DPF 2.2 | None are applicable. |
| Building height and setbacks | | | |
| PO 3.1 | Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of a locality. | DTS/DPF 3.1 | <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>(a) the following:</p> <p>(b) in all other cases (ie there is a blank field for both values):</p> <p>(i) 2 building levels or 9m where the development is located adjoining a different zone that primarily envisages residential development</p> <p>(ii) 3 building levels or 12m in all other cases.</p> <p>In relation to DTS/DPF 3.1, in instances where:</p> <p>(c) more than one value is returned in the same field:</p> <p>(i) for the purpose of DTS/DPF 3.1(a), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(ii) only one value is returned for DTS/DPF 3.1(a), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p> |
| PO 3.2 | Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone. | DTS/DPF 3.2 | Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary, or where this boundary is the primary street boundary) |

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| |  |
| <p>PO 3.3</p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p> | <p>DTS/DPF 3.3</p> <p>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram</p>  |
| <p>PO 3.4</p> <p>Buildings are set back from primary street boundaries to contribute to a consistent streetscape.</p> | <p>DTS/DPF 3.4</p> <p>The building line of a building is set back from the primary street frontage:</p> <ul style="list-style-type: none"> (a) the average of any existing buildings on either of the adjoining sites having frontage to the same street or (b) not less than 6m where no building exists on an adjoining site. |
| <p>PO 3.5</p> <p>Buildings are set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape.</p> | <p>DTS/DPF 3.5</p> <p>Building walls are set back from the secondary street frontage:</p> <ul style="list-style-type: none"> (a) the average of any existing buildings on adjoining sites having frontage to the same street or (b) not less than 900mm where no building exists on an adjoining site. |
| <p>PO 3.6</p> <p>Buildings are set back from side boundaries to maintain adequate separation and ventilation.</p> | <p>DTS/DPF 3.6</p> <p>Other than walls located on a side boundary, building walls are set back at least 900mm from side boundaries.</p> |
| <p>PO 3.7</p> <p>Buildings are set back from rear boundaries to minimise adverse impacts on adjoining land uses.</p> | <p>DTS/DPF 3.7</p> <p>Building walls are set back from the rear boundary at least 3m.</p> |
| <p>PO 3.8</p> <p>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p> | <p>DTS/DPF 3.8</p> <p>None are applicable.</p> |

Land Division

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Page 5 of 97

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| PO 4.1 | Land division and / or site amalgamation create allotments that vary in size and are suitable for a variety of residential and commercial activities and improve the level of development integration. | DTS/DPF 4.1 | None are applicable. |
| Advertisements | | | |
| PO 5.1 | Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape. | DTS/DPF 5.1 | Freestanding advertisements: <ul style="list-style-type: none"> (a) do not exceed 6m in height (b) do not have a sign face that exceeds 4m² per side |
| Concept Plans | | | |
| PO 6.1 | 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 6.1 | 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 6.1, in instances where: <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met. |
| Ancillary Buildings and Structures | | | |
| PO 7.1 | Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 7.1 | Ancillary buildings and structures: <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) |

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|---|--|--|----------------------------|------|-----|---------|-----|---------|-----|------|-----|
| | <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| 201-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 7.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p> | <p>DTS/DPF 7.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

| Class of Development (Column A) | Exceptions (Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following: <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay. |
| 3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) ancillary accommodation (d) building work on railway land | Except development that exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following: <ul style="list-style-type: none"> 1. Suburban Business Zone DTS/DPF 3.2 2. Suburban Business Zone DTS/DPF 3.3. |

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| (e) carport (f) community facility (g) dwelling (h) fence (i) outbuilding (j) private bushfire shelter (k) residential flat building (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) student accommodation (o) swimming pool or spa pool (p) verandah (q) water tank. | | |
| 4. Any development involving any of the following (or of any combination of any of the following): | (a) consulting room (b) office (c) shop. | Except development that exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following: <ol style="list-style-type: none"> 1. Suburban Business Zone DTS/DPF 1.2 2. Suburban Business Zone DTS/DPF 3.2 3. Suburban Business Zone DTS/DPF 3.3. |
| 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) replacement building (d) temporary accommodation in an area affected by bushfire. (e) tree damaging activity. | None specified. |
| 6. Demolition. | | Except any of the following: <ol style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay. |
| Placement of Notices - Exemptions for Performance Assessed Development | | |
| None specified. | | |
| Placement of Notices - Exemptions for Restricted Development | | |
| None specified. | | |

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and |

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Page 8 of 97

| Policy24 | P&D Code (in effect) Version 2023.6 27/04/2023 |
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| | certified commercial and military airfields, airports, airstrips and helicopter landing sites. |

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

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

Procedural Matters (PM) - Referrals

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

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

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| 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)

| 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 | DTS/DPF 1.1 Development: |

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Page 9 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
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| to commercial or military aircraft operations. | | (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting. | |
| PO 1.2 | Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike. | DTS/DPF 1.2 | All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft: (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary. |
| PO 1.3 | Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement. | DTS/DPF 1.3 | The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height. |

Procedural Matters (PM) - Referrals

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

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---------------------|---|
| Built Form | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 |
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| PO 1.1 | Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> . |
| PO 1.2 | Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas. | DTS/DPF 1.2 Development does not include exhaust stacks. |

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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Page 11 of 97

Policy24

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

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

Procedural Matters (PM) - Referrals

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

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

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Page 12 of 97

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| Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i> . | | | |

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

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Procedural Matters (PM) - Referrals

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

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Traffic Generating Development | |
| <p>PO 1.1</p> <p>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.</p> | <p>DTS/DPF 1.1</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more. |
| <p>PO 1.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p> | <p>DTS/DPF 1.2</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more. |
| <p>PO 1.3</p> <p>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.</p> | <p>DTS/DPF 1.3</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more. |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---------------------------|-----------------------------|---------------------|
| Except where all of the relevant deemed-to-satisfy criteria are | Commissioner of Highways. | To provide expert technical | Development |

| Policy24 | P&D Code (in effect) Version 2023.6 27/04/2023 | | |
|--|--|---|--|
| met, any of the following classes of development that are proposed within 250m of a State Maintained Road: | | 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. | of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| (a) land division creating 50 or more additional allotments | | | |
| (b) commercial development with a gross floor area of 10,000m ² or more | | | |
| (c) retail development with a gross floor area of 2,000m ² or more | | | |
| (d) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more | | | |
| (e) industry with a gross floor area of 20,000m ² or more | | | |
| (f) educational facilities with a capacity of 250 students or more. | | | |

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 Advertisements are compatible and integrated with the design of the building and/or land they are located on. | DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m² per side. |

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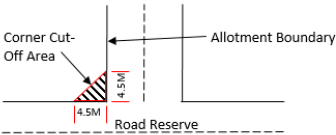
Page 16 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---------------------------------|---|---|--|
| | | <ul style="list-style-type: none"> (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached. | |
| PO 1.2 | Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality. | DTS/DPF 1.2 | Where development comprises an advertising hoarding, the supporting structure is: <ul style="list-style-type: none"> (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design. |
| PO 1.3 | Advertising does not encroach on public land or the land of an adjacent allotment. | DTS/DPF 1.3 | Advertisements and/or advertising hoardings are contained within the boundaries of the site. |
| PO 1.4 | Where possible, advertisements on public land are integrated with existing structures and infrastructure. | DTS/DPF 1.4 | Advertisements on public land that meet at least one of the following: <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter. |
| PO 1.5 | Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality. | DTS/DPF 1.5 | None are applicable. |
| Proliferation of Advertisements | | | |
| PO 2.1 | Proliferation of advertisements is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.1 | No more than one freestanding advertisement is displayed per occupancy. |
| PO 2.2 | Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness. | DTS/DPF 2.2 | Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure. |
| PO 2.3 | Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.3 | Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall. |
| Advertising Content | | | |
| PO 3.1 | Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness. | DTS/DPF 3.1 | Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement. |
| Amenity Impacts | | | |

Downloaded on 3/05/2023

Generated By Policy24

Page 17 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|-------------|---|--|
| PO 4.1 | DTS/DPF 4.1 | Advertisements do not incorporate any illumination. | |
| Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers. | | | |
| Safety | | | |
| PO 5.1 | DTS/DPF 5.1 | Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign. | |
| Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access. | | | |
| PO 5.2 | DTS/DPF 5.2 | No advertisement illumination is proposed. | |
| Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination. | | | |
| PO 5.3 | DTS/DPF 5.3 | Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram  | |
| 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. | | | |
| PO 5.4 | 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. | |
| 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. | | | |
| PO 5.5 | DTS/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. | |
| Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users. | | | |
| PO 5.6 | DTS/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). | |
| Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages. | | | |

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Downloaded on 3/05/2023

Generated By Policy24

Page 18 of 97

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| Siting and Design | |
| PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 None are applicable. |
| Horse Keeping | |
| PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour. | DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment. |
| PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area. |
| PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse. | DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse. |
| PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff. | DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10). |
| Kennels | |
| PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down. |
| PO 3.2 Kennels and exercise yards are designed and sited to minimise noise | DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land |

Downloaded on 3/05/2023

Generated By Policy24

Page 19 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|--|---|--|
| nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. | | in other ownership. | |
| PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour. | | DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land. | |
| Wastes | | | |
| PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin. | | DTS/DPF 4.1 None are applicable. | |
| PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources. | | DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas. | |

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| Land-based Aquaculture | |
| PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers. | DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers. |
| PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Land-based aquaculture and associated components are sited and designed | DTS/DPF 1.4 None are applicable. |

Downloaded on 3/05/2023

Generated By Policy24

Page 20 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--|--|--|--|
| to prevent farmed species escaping and entering into any waters. | | | |
| PO 1.5 | Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment. | DTS/DPF 1.5 | None are applicable. |
| PO 1.6 | Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission. | DTS/DPF 1.6 | None are applicable. |
| PO 1.7 | Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment. | DTS/DPF 1.7 | None are applicable. |
| Marine Based Aquaculture | | | |
| PO 2.1 | Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark. | DTS/DPF 2.4 | Marine aquaculture development is located 100m or more seaward of the high water mark. |
| PO 2.5 | Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. | DTS/DPF 2.5 | None are applicable. |
| PO 2.6 | Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment. | DTS/DPF 2.6 | None are applicable. |
| PO 2.7 | Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water | DTS/DPF 2.7 | None are applicable. |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--------------------------|--|--|--|
| (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 | Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts. | DTS/DPF 2.8 | None are applicable. |
| PO 2.9 | Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas. | DTS/DPF 2.9 | None are applicable. |
| PO 2.10 | Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i> . | DTS/DPF 2.10 | Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i> . |
| PO 2.11 | Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: <ul style="list-style-type: none"> (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal. | DTS/DPF 2.11 | None are applicable. |
| Navigation and Safety | | | |
| PO 3.1 | Marine aquaculture sites are suitably marked to maintain navigational safety. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Marine aquaculture is sited to provide adequate separation between farms for safe navigation. | DTS/DPF 3.2 | None are applicable. |
| Environmental Management | | | |
| PO 4.1 | Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows. | DTS/DPF 4.2 | None are applicable. |
| PO 4.3 | Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning. | DTS/DPF 4.3 | None are applicable. |
| PO 4.4 | Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline. | DTS/DPF 4.4 | None are applicable. |

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--------------------------------|---|--|--|
| wastewater management systems. | | | |
| Wastewater Irrigation | | | |
| PO 3.1 | Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land. | DTS/DPF 3.2 | Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership. |
| PO 3.3 | Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. | DTS/DPF 3.3 | None are applicable. |

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--------------------------------|--|--|--|
| | | (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 exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more. | |
| Buffers and Landscaping | | | |
| PO 2.1 | Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration. | DTS/DPF 2.2 | None are applicable. |
| Access and Parking | | | |
| PO 3.1 | Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site. | DTS/DPF 3.1 | Roadways and vehicle parking areas are sealed with an all-weather surface. |
| Slipways, Wharves and Pontoons | | | |
| PO 4.1 | Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters. | DTS/DPF 4.1 | None are applicable. |

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

Design

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

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

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---------------------------|---|--|----------------------|
| 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. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 | None are applicable. |
| Landscaping | | | |
| PO 3.1 | Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species. | DTS/DPF 3.2 | None are applicable. |
| Environmental Performance | | | |
| PO 4.1 | Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 | None are applicable. |
| PO 4.3 | Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater | DTS/DPF 5.1 | None are applicable. |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---------------------------------|---|--|---|
| (b) | the depth and directional flow of surface water and groundwater | | |
| (c) | the quality and function of natural springs. | | |
| On-site Waste Treatment Systems | | | |
| PO 6.1 | Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1 | Effluent disposal drainage areas do not: |
| | | (a) | encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space |
| | | (b) | use an area also used as a driveway |
| | | (c) | encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Carparking Appearance | | | |
| PO 7.1 | Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: | DTS/DPF 7.1 | None are applicable. |
| | (a) limiting protrusion above finished ground level | | |
| | (b) screening through appropriate planting, fencing and mounding | | |
| | (c) limiting the width of openings and integrating them into the building structure. | | |
| PO 7.2 | Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3 | None are applicable. |
| PO 7.4 | Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 | None are applicable. |
| PO 7.6 | Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 | None are applicable. |
| PO 7.7 | Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 | None are applicable. |
| Earthworks and sloping land | | | |
| PO 8.1 | Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 | Development does not involve any of the following: |
| | | (a) | excavation exceeding a vertical height of 1m |
| | | (b) | filling exceeding a vertical height of 1m |
| | | (c) | a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2 | | DTS/DPF 8.2 | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
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| 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 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | | DTS/DPF 8.3 None are applicable. | |
| PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion. | | DTS/DPF 8.4 None are applicable. | |
| PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability. | | DTS/DPF 8.5 None are applicable. | |
| Fences and Walls | | | |
| PO 9.1 Fences, walls and retaining walls 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/DPF 9.1 None are applicable. | |
| PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts. | | DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. | |
| Overlooking / Visual Privacy (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 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses. | | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | |
| All Residential development | | | |

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Page 29 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|---|--|---|
| Front elevations and passive surveillance | | | |
| PO 11.1 | Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 11.1 | Each dwelling with a frontage to a public street: <ul style="list-style-type: none">(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m(b) has an aggregate window area of at least 2m² facing the primary street. |
| PO 11.2 | Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 11.2 | Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| Outlook and amenity | | | |
| PO 12.1 | Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 12.1 | A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas. |
| 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. |
| Ancillary Development | | | |
| PO 13.1 | Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 13.1 | Ancillary buildings: <ul style="list-style-type: none">(a) are ancillary to a dwelling erected on the same site(b) have a floor area not exceeding 60m²(c) are not constructed, added to or altered so that any part is situated:<ul style="list-style-type: none">(i) in front of any part of the building line of the dwelling to which it is ancillaryor(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)(d) in the case of a garage or carport, the garage or carport:<ul style="list-style-type: none">(i) is set back at least 5.5m from the boundary of the primary street(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<ul style="list-style-type: none">A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesserB. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<ul style="list-style-type: none">(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure(h) have a wall height or post height not exceeding 3m above natural ground level (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 |

Policy24

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

| | <div><div><div>(i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</div><div>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<div><div>(i) a total area as determined by the following table:</div><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table></div><div>(ii) the amount of existing soft landscaping prior to the development occurring.</div></div></div></div> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% |
|---|---|--|----------------------------|------|-----|---------|-----|---------|-----|------|-----|
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| 201-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <div>PO 13.2</div> <div>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.</div> | <div>DTS/DPF 13.2</div> <div>Ancillary buildings and structures do not result in:<div><div>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</div><div>(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.</div></div></div> | | | | | | | | | | |
| <div>PO 13.3</div> <div>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.</div> | <div>DTS/DPF 13.3</div> <div>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:<div><div>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</div><div>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</div></div></div> | | | | | | | | | | |
| Garage appearance | | | | | | | | | | | |
| <div>PO 14.1</div> <div>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</div> | <div>DTS/DPF 14.1</div> <div>Garages and carports facing a street:<div><div>(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling</div><div>(b) are set back at least 5.5m from the boundary of the primary street</div><div>(c) have a garage door / opening not exceeding 7m in width</div><div>(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.</div></div></div> | | | | | | | | | | |
| Massing | | | | | | | | | | | |
| <div>PO 15.1</div> <div>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</div> | <div>DTS/DPF 15.1</div> <div>None are applicable</div> | | | | | | | | | | |
| Dwelling additions | | | | | | | | | | | |
| <div>PO 16.1</div> <div>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</div> | <div>DTS / DPF 16.1</div> <div>Dwelling additions:<div><div>(a) are not constructed, added to or altered so that any part is situated closer to a public street</div><div>(b) do not result in:<div><div>(i) excavation exceeding a vertical height of 1m</div><div>(ii) filling exceeding a vertical height of 1m</div></div></div></div></div> | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
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| | | <ul style="list-style-type: none"> (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases. | |
| Private Open Space | | | |
| PO 17.1 | DTS/DPF 17.1 | Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | Private open space is provided in accordance with Design Table 1 - Private Open Space. |
| Water Sensitive Design | | | |
| PO 18.1 | DTS/DPF 18.1 | Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen. |
| PO 18.2 | DTS/DPF 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: <ul style="list-style-type: none"> (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings. |
| Car parking, access and manoeuvrability | | | |
| PO 19.1 | DTS/DPF 19.1 | Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient. | Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--|---|--|--|
| | | (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, accessible and convenient. | DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m | | |
| PO 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. | DTS/DPF 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. | DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site | | |
| 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. | | |
| Waste storage | | | |
| PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view. | DTS/DPF 20.1 None are applicable. | | |
| Design of Transportable Dwellings | | | |
| PO 21.1 | DTS/DPF 21.1 | | |

Downloaded on 3/05/2023

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Page 33 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | | | | | | | | | | | |
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| 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 or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. | | | | | | | | | | | |
| Group dwelling, residential flat buildings and battle-axe development | | | | | | | | | | | | | |
| Amenity | | | | | | | | | | | | | |
| PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants. | | DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table: | | | | | | | | | | | |
| | | <table><tr><th>Number of bedrooms</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>65m²</td></tr><tr><td>3+ bedrooms</td><td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td></tr></table> | | Number of bedrooms | Minimum internal floor area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 65m ² | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| Number of bedrooms | Minimum internal floor area | | | | | | | | | | | | |
| Studio | 35m ² | | | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | | | |
| 2 bedroom | 65m ² | | | | | | | | | | | | |
| 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom | | | | | | | | | | | | |
| PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | | DTS/DPF 22.2 None are applicable. | | | | | | | | | | | |
| PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties. | | DTS/DPF 22.3 None are applicable. | | | | | | | | | | | |
| PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | | DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement. | | | | | | | | | | | |
| Communal Open Space | | | | | | | | | | | | | |
| PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | | DTS/DPF 23.1 None are applicable. | | | | | | | | | | | |
| PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation. | | DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres. | | | | | | | | | | | |
| PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | | DTS/DPF 23.3 None are applicable. | | | | | | | | | | | |
| PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | DTS/DPF 23.4 None are applicable. | | | | | | | | | | | |
| PO 23.5 Communal open space is designed and sited to: | | DTS/DPF 23.5 None are applicable. | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--|--|--|--|
| (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. | | |
| Carparking, access and manoeuvrability | | | |
| PO 24.1 | Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 24.1 | Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| PO 24.2 | The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | DTS/DPF 24.2 | Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. |
| PO 24.3 | Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | DTS/DPF 24.3 | Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 24.4 | Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement. | DTS/DPF 24.4 | Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m. |
| PO 24.5 | Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 24.5 | Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. |
| PO 24.6 | Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 24.6 | Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Soft Landscaping | | | |
| PO 25.1 | Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | DTS/DPF 25.1 | Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. |
| PO 25.2 | Soft landscaping is provided that improves the appearance of common driveways. | DTS/DPF 25.2 | Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Site Facilities / Waste Storage | | | |
| PO 26.1 | Provision is made for suitable mailbox facilities close to the major pedestrian | DTS/DPF 26.1 | None are applicable. |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 |
|--|---|--|
| entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | |
| PO 26.2 Provision is made for suitable external clothes drying facilities. | DTS/DPF 26.2 None are applicable. | |
| PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | DTS/DPF 26.3 None are applicable. | |
| PO 26.4 Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | DTS/DPF 26.5 None are applicable. | |
| PO 26.6 Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 26.6 None are applicable. | |
| Supported accommodation and retirement facilities | | |
| Siting and Configuration | | |
| PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 27.1 None are applicable. | |
| Movement and Access | | |
| PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | DTS/DPF 28.1 None are applicable. | |
| Communal Open Space | | |
| PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 29.1 None are applicable. | |
| PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 29.2 None are applicable. | |
| PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 29.4 Communal open space is designed and sited to: | DTS/DPF 29.4 None are applicable. | |

Downloaded on 3/05/2023

Generated By Policy24

Page 36 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 |
|--|---|--|
| (a) be conveniently accessed by the dwellings which it services | | |
| (b) have regard to acoustic, safety, security and wind effects. | | |
| PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 29.5 None are applicable. | |
| PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 29.6 None are applicable. | |
| Site Facilities / Waste Storage | | |
| PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles. | DTS/DPF 30.1 None are applicable. | |
| PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 30.2 None are applicable. | |
| PO 30.3 Provision is made for suitable external clothes drying facilities. | DTS/DPF 30.3 None are applicable. | |
| PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view. | DTS/DPF 30.4 None are applicable. | |
| PO 30.5 Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | DTS/DPF 30.6 None are applicable. | |
| PO 30.7 Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 30.7 None are applicable. | |
| All non-residential development | | |
| Water Sensitive Design | | |
| PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater. | DTS/DPF 31.1 None are applicable. | |
| PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state. | DTS/DPF 31.2 None are applicable. | |
| Wash-down and Waste Loading and Unloading | | |
| PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: | DTS/DPF 32.1 None are applicable. | |

| Policy24 | P&D Code (in effect) Version 2023.6 27/04/2023 |
|--|--|
| <p>(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</p> <p>(b) paved with an impervious material to facilitate wastewater collection</p> <p>(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area</p> <p>(d) designed to drain wastewater to either:</p> <p>(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</p> <p>(ii) a holding tank and its subsequent removal off-site on a regular basis.</p> | |

Table 1 - Private Open Space

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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Generated By Policy24

Page 38 of 97

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

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|---|--|--|
| Landscaping | | | |
| PO 3.1 | DTS/DPF 3.1 | | |
| Soft landscaping and tree planting are incorporated to: | None are applicable. | | |
| (a) minimise heat absorption and reflection | | | |
| (b) maximise shade and shelter | | | |
| (c) maximise stormwater infiltration | | | |
| (d) enhance the appearance of land and streetscapes. | | | |
| Environmental Performance | | | |
| PO 4.1 | DTS/DPF 4.1 | | |
| Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | None are applicable. | | |
| PO 4.2 | DTS/DPF 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. | | |
| PO 4.3 | DTS/DPF 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. | | |
| Water Sensitive Design | | | |
| PO 5.1 | DTS/DPF 5.1 | | |
| Development is sited and designed to maintain natural hydrological systems without negatively impacting: | None are applicable. | | |
| (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 Treatment Systems | | | |
| PO 6.1 | DTS/DPF 6.1 | | |
| Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | Effluent disposal drainage areas do not: | | |
| | (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space | | |
| | (b) use an area also used as a driveway | | |
| | (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. | | |
| Car parking appearance | | | |
| PO 7.1 | DTS/DPF 7.1 | | |
| Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: | None are applicable. | | |
| (a) limiting protrusion above finished ground level | | | |
| (b) screening through appropriate planting, fencing and mounding | | | |
| (c) limiting the width of openings and integrating them into the building structure. | | | |
| PO 7.2 | DTS/DPF 7.2 | | |
| Vehicle parking areas 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/DPF 7.3 | | |

Downloaded on 3/05/2023

Generated By Policy24

Page 40 of 97

| Policy24 | P&D Code (in effect) Version 2023.6 27/04/2023 |
|---|--|
| Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | None are applicable. |
| PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection. | DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m. |
| PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces. |
| PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 None are applicable. |
| PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 None are applicable. |
| Earthworks and sloping land | |
| PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land. | DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. |
| PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3 None are applicable. |
| PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion. | DTS/DPF 8.4 None are applicable. |
| PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | DTS/DPF 8.5 None are applicable. |
| Fences and walls | |
| PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | DTS/DPF 9.1 None are applicable. |
| PO 9.2 | DTS/DPF 9.2 |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|--|--|--|
| 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 low side of a retaining wall. | |
| Overlooking / Visual Privacy (low rise buildings) | | | |
| PO 10.1 | Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones. | DTS/DPF 10.1 | Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2 | Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones. | DTS/DPF 10.2 | One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases |
| Site Facilities / Waste Storage (excluding low rise residential development) | | | |
| PO 11.1 | Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | DTS/DPF 11.1 | None are applicable. |
| PO 11.2 | Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings. | DTS/DPF 11.2 | None are applicable. |
| PO 11.3 | Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | DTS/DPF 11.3 | None are applicable. |
| PO 11.4 | Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing. | DTS/DPF 11.4 | None are applicable. |
| PO 11.5 | For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate. | DTS/DPF 11.5 | None are applicable. |
| All Development - Medium and High Rise | | | |
| External Appearance | | | |
| PO 12.1 | Buildings positively contribute to the character of the local area by responding to local context. | DTS/DPF 12.1 | None are applicable. |
| PO 12.2 | Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale. | DTS/DPF 12.2 | None are applicable. |
| PO 12.3 | Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements. | DTS/DPF 12.3 | None are applicable. |

Downloaded on 3/05/2023

Generated By Policy24

Page 42 of 97

Policy24

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

| PO 12.4 | DTS/DPF 12.4 | | | | | | | | | | | | | | | | |
|--|---|-------------------|--|-------------------|------------------------|---------------------|-------------------|------|----------------------------------|-------------------------|--------------|----|-----------------------------------|----------------------|--------------|----|--|
| Boundary walls visible from public land include visually interesting treatments to break up large blank elevations. | None are applicable. | | | | | | | | | | | | | | | | |
| PO 12.5 | DTS/DPF 12.5 | | | | | | | | | | | | | | | | |
| External materials and finishes are durable and age well to minimise ongoing maintenance requirements. | Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration. | | | | | | | | | | | | | | | | |
| PO 12.6 | DTS/DPF 12.6 | | | | | | | | | | | | | | | | |
| Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages. | Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. | | | | | | | | | | | | | | | | |
| PO 12.7 | DTS/DPF 12.7 | | | | | | | | | | | | | | | | |
| Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character. | Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. | | | | | | | | | | | | | | | | |
| PO 12.8 | DTS/DPF 12.8 | | | | | | | | | | | | | | | | |
| Building services, plant and mechanical equipment are screened from the public realm. | None are applicable. | | | | | | | | | | | | | | | | |
| Landscaping | | | | | | | | | | | | | | | | | |
| PO 13.1 | DTS/DPF 13.1 | | | | | | | | | | | | | | | | |
| Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings. | Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired. | | | | | | | | | | | | | | | | |
| PO 13.2 | DTS/DPF 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. | Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired. <table><tr><th>Site area</th><th>Minimum deep soil area</th><th>Minimum dimension</th><th>Tree / deep soil zones</th></tr><tr><td><300 m²</td><td>10 m²</td><td>1.5m</td><td>1 small tree / 10 m²</td></tr><tr><td>300-1500 m²</td><td>7% site area</td><td>3m</td><td>1 medium tree / 30 m²</td></tr><tr><td>>1500 m²</td><td>7% site area</td><td>6m</td><td>1 large or medium tree / 60 m²</td></tr></table> | Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² |
| Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | | | | | | | | | | | | | | |
| <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | | | | | | | | | | | | | | |
| 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | | | | | | | | | | | | | | |
| >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | | | | | | | | | | | | | | |

Downloaded on 3/05/2023

Generated By Policy24

Page 43 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|----------------------------|--|--|--|
| | | Tree size and site area definitions | |
| | | Small tree | 4-6m mature height and 2-4m canopy spread |
| | | Medium tree | 6-12m mature height and 4-8m canopy spread |
| | | Large tree | 12m mature height and >8m canopy spread |
| | | Site area | The total area for development site, not average area per dwelling |
| PO 13.3 | Deep soil zones with access to natural light are provided to assist in maintaining vegetation health. | DTS/DPF 13.3 | None are applicable. |
| PO 13.4 | Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height. | DTS/DPF 13.4 | Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated. |
| Environmental | | | |
| PO 14.1 | Development minimises detrimental micro-climatic impacts on adjacent land and buildings. | DTS/DPF 14.1 | None are applicable. |
| PO 14.2 | Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells. | DTS/DPF 14.2 | None are applicable. |
| PO 14.3 | Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. | DTS/DPF 14.3 | None are applicable. |
| Car Parking | | | |
| PO 15.1 | Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings. | DTS/DPF 15.1 | Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings. |
| PO 15.2 | Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale. | DTS/DPF 15.2 | None are applicable. |
| Overlooking/Visual Privacy | | | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|--|--|---|
| PO 16.1 | Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: | DTS/DPF 16.1 | None are applicable. |
| | <ul style="list-style-type: none"> (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. | | |
| All residential development | | | |
| Front elevations and passive surveillance | | | |
| PO 17.1 | Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 17.1 | Each dwelling with a frontage to a public street: <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street. |
| PO 17.2 | Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 17.2 | Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| Outlook and Amenity | | | |
| PO 18.1 | Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 18.1 | A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas. |
| PO 18.2 | Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. | DTS/DPF 18.2 | None are applicable. |
| Ancillary Development | | | |
| PO 19.1 | Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 19.1 | <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: |

Policy24

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

| | (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. | | | | | | | | | | |
|--|--|---|----------------------------|------|-----|---------|-----|----------|-----|------|-----|
| <p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p> | <p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <div><div>(a)</div><div>a minimum of 30% of the building wall is set back an additional 300mm from the building line</div><div>(b)</div><div>a porch or portico projects at least 1m from the building wall</div><div>(c)</div><div>a balcony projects from the building wall</div><div>(d)</div><div>a verandah projects at least 1m from the building wall</div><div>(e)</div><div>eaves of a minimum 400mm width extend along the width of the front elevation</div><div>(f)</div><div>a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</div><div>(g)</div><div>a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.</div></div> | | | | | | | | | | |
| <p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p> | <p>DTS/DPF 20.3</p> <p>None are applicable</p> | | | | | | | | | | |
| Private Open Space | | | | | | | | | | | |
| <p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p> | <p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p> | | | | | | | | | | |
| <p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p> | <p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p> | | | | | | | | | | |
| Landscaping | | | | | | | | | | | |
| <p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <div><div>(a)</div><div>minimise heat absorption and reflection</div><div>(b)</div><div>contribute shade and shelter</div><div>(c)</div><div>provide for stormwater infiltration and biodiversity</div><div>(d)</div><div>enhance the appearance of land and streetscapes.</div></div> | <p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <div><div>(a)</div><div>a total area as determined by the following table:</div><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><div>(b)</div><div>at least 30% of any land between the primary street boundary and the primary building line.</div></div> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| Car parking, access and manoeuvrability | | | | | | | | | | | |

| Policy24 | P&D Code (in effect) Version 2023.6 27/04/2023 |
|---|--|
| <p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p> | <p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. |
| <p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p> | <p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| <p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p> | <p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m. |
| <p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p> | <p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| <p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p> | <p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|--|--|--|
| | | (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site | |
| PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | | DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. | |
| Waste storage | | | |
| PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view. | | DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. | |
| Design of Transportable Buildings | | | |
| PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | | DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. | |
| Residential Development - Medium and High Rise (including serviced apartments) | | | |
| Outlook and Visual Privacy | | | |
| PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space. | | DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage. | |
| PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected. | | DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m. | |
| Private Open Space | | | |
| PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | | DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space. | |
| Residential amenity in multi-level buildings | | | |
| PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces. | | DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary. | |
| PO 28.2 | | DTS/DPF 28.2 | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
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| Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: | | Balconies utilise one or a combination of the following design elements: | |
| (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. | | (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls. | |
| PO 28.3 | Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living. | DTS/DPF 28.3 | 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/DPF 28.4 | Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (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 . |
| PO 28.5 | Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided. | DTS/DPF 28.5 | Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms. |
| PO 28.6 | Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions. | DTS/DPF 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/DPF 28.7 | None are applicable. |
| Dwelling Configuration | | | |
| PO 29.1 | Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity. | DTS/DPF 29.1 | Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m ² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m ² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m ² , and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom. |
| PO 29.2 | Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible. | DTS/DPF 29.2 | None are applicable. |
| Common Areas | | | |
| PO 30.1 | The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. | DTS/DPF 30.1 | Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings |

Policy24

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

| | (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core. | | | | | | | | | | |
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| Group Dwellings, Residential Flat Buildings and Battle axe Development | | | | | | | | | | | |
| Amenity | | | | | | | | | | | |
| PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants. | DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table: <table><tr><th>Number of bedrooms</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>65m²</td></tr><tr><td>3+ bedrooms</td><td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td></tr></table> | Number of bedrooms | Minimum internal floor area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 65m ² | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| Number of bedrooms | Minimum internal floor area | | | | | | | | | | |
| Studio | 35m ² | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | |
| 2 bedroom | 65m ² | | | | | | | | | | |
| 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom | | | | | | | | | | |
| PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | DTS/DPF 31.2 None are applicable. | | | | | | | | | | |
| PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties. | DTS/DPF 31.3 None are applicable. | | | | | | | | | | |
| PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement. | | | | | | | | | | |
| Communal Open Space | | | | | | | | | | | |
| PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 32.1 None are applicable. | | | | | | | | | | |
| PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres. | | | | | | | | | | |
| PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 32.3 None are applicable. | | | | | | | | | | |
| PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 32.4 None are applicable. | | | | | | | | | | |
| PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 32.5 None are applicable. | | | | | | | | | | |
| Car parking, access and manoeuvrability | | | | | | | | | | | |
| PO 33.1 Driveways and access points are designed and distributed to optimise the | DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street | | | | | | | | | | |

Downloaded on 3/05/2023

Generated By Policy24

Page 51 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|--|---|--|
| provision of on-street visitor parking. | | parking is retained adjacent the subject site in accordance with the following requirements: <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. | |
| PO 33.2 | The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | DTS/DPF 33.2 | Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. |
| PO 33.3 | Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | DTS/DPF 33.3 | Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 33.4 | Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 33.4 | Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. |
| PO 33.5 | Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 33.5 | Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Soft landscaping | | | |
| PO 34.1 | Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | DTS/DPF 34.1 | Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. |
| PO 34.2 | Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 34.2 | Battle-axe or common driveways satisfy (a) and (b): <ul style="list-style-type: none"> (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Site Facilities / Waste Storage | | | |
| PO 35.1 | Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 35.1 | None are applicable. |
| PO 35.2 | Provision is made for suitable external clothes drying facilities. | DTS/DPF 35.2 | None are applicable. |
| PO 35.3 | Provision is made for suitable household waste and recyclable material storage facilities which are: | DTS/DPF 35.3 | None are applicable. |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 |
|---|---|--|
| (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | | |
| PO 35.4 Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | DTS/DPF 35.5 None are applicable. | |
| PO 35.6 Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 35.6 None are applicable. | |
| Water sensitive urban design | | |
| PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 36.1 None are applicable. | |
| PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 36.2 None are applicable. | |
| Supported Accommodation and retirement facilities | | |
| Siting, Configuration and Design | | |
| PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 37.1 None are applicable. | |
| PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place. | DTS/DPF 37.2 None are applicable. | |
| Movement and Access | | |
| PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | DTS/DPF 38.1 None are applicable. | |
| Communal Open Space | | |
| PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 39.1 None are applicable. | |
| PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 39.2 None are applicable. | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---------------------------------|---|--|--|
| PO 39.3 | Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 39.3 | Communal open space incorporates a minimum dimension of 5 metres. |
| PO 39.4 | Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 39.4 | None are applicable. |
| PO 39.5 | Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 39.5 | None are applicable. |
| PO 39.6 | Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 39.6 | None are applicable. |
| Site Facilities / Waste Storage | | | |
| PO 40.1 | Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles. | DTS/DPF 40.1 | None are applicable. |
| PO 40.2 | Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 40.2 | None are applicable. |
| PO 40.3 | Provision is made for suitable external clothes drying facilities. | DTS/DPF 40.3 | None are applicable. |
| PO 40.4 | Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view. | DTS/DPF 40.4 | None are applicable. |
| PO 40.5 | Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 40.5 | Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 40.6 | Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | DTS/DPF 40.6 | None are applicable. |
| PO 40.7 | Services, including gas and water meters, are conveniently located and screened from public view. | DTS/DPF 40.7 | None are applicable. |
| Student Accommodation | | | |
| PO 41.1 | Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. | DTS/DPF 41.1 | Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|--|---|---|
| | | <ul style="list-style-type: none"> (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students. | |
| PO 41.2 | <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p> | DTS/DPF 41.2 | None are applicable. |
| All non-residential development | | | |
| Water Sensitive Design | | | |
| PO 42.1 | <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.</p> | DTS/DPF 42.1 | None are applicable. |
| PO 42.2 | <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p> | DTS/DPF 42.2 | None are applicable. |
| PO 42.3 | <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p> | DTS/DPF 42.3 | None are applicable. |
| Wash-down and Waste Loading and Unloading | | | |
| PO 43.1 | <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. | DTS/DPF 43.1 | None are applicable. |
| Laneway Development | | | |
| Infrastructure and Access | | | |
| PO 44.1 | <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) | DTS/DPF 44.1 | Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare. |

Downloaded on 3/05/2023

Generated By Policy24

Page 55 of 97

| Policy24 | P&D Code (in effect) Version 2023.6 27/04/2023 |
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| (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. | |

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 used as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings | Dwellings at ground level: | 15m ² / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m ² / minimum dimension 1.8m |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | | | | | |
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| PO 1.1 | Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape. | DTS/DPF 1.1 | None are applicable. | | | | |
| PO 1.2 | Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion. | DTS/DPF 1.2 | Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5). | | | | |
| PO 1.3 | Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance. | DTS/DPF 1.3 | Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver. | | | | |
| PO 1.4 | Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation. | DTS/DPF 1.4 | Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> . | | | | |
| Water Protection | | | | | | | |
| PO 2.1 | Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas. | DTS/DPF 2.1 | None are applicable. | | | | |
| PO 2.2 | Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources. | DTS/DPF 2.2 | Commercial forestry plantations: <ul style="list-style-type: none"> (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). | | | | |
| Fire Management | | | | | | | |
| PO 3.1 | Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements. | DTS/DPF 3.1 | Commercial forestry plantations provide: <ul style="list-style-type: none"> (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. | | | | |
| PO 3.2 | Commercial forestry plantations incorporate appropriate fire management access tracks. | DTS/DPF 3.2 | Commercial forestry plantation fire management access tracks: <ul style="list-style-type: none"> (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. | | | | |
| Power-line Clearances | | | | | | | |
| PO 4.1 | Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines. | DTS/DPF 4.1 | Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table: <table border="1" data-bbox="821 1832 1394 1848"> <tr> <td></td><td></td><td></td><td></td></tr> </table> | | | | |
| | | | | | | | |

| Policy24 | P&D Code (in effect) Version 2023.6 27/04/2023 | | |
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| | Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines |
| | 500 kV | Tower | 38m |
| | 275 kV | Tower | 25m |
| | 132 kV | Tower | 30m |
| | 132 kV | Pole | 20m |
| | 66 kV | Pole | 20m |
| | Less than 66 kV | Pole | 20m |

Housing Renewal

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Land Use and Intensity | |
| PO 1.1 Residential development provides a range of housing choices. | DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings. |
| PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres. | DTS/DPF 1.2 None are applicable. |
| Building Height | |
| PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space. | DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end). |
| PO 2.2 | DTS/DPF 2.2 |

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Page 58 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
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| Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary. | | None are applicable. | |
| Primary Street Setback | | | |
| PO 3.1 | DTS/DPF 3.1 | | |
| Buildings are set back from the primary street boundary to contribute to an attractive streetscape character. | Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m. | | |
| Secondary Street Setback | | | |
| PO 4.1 | DTS/DPF 4.1 | | |
| Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character. | Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage. | | |
| Boundary Walls | | | |
| PO 5.1 | DTS/DPF 5.1 | | |
| Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation. | Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. | | |
| PO 5.2 | DTS/DPF 5.2 | | |
| Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage. | | |
| Side Boundary Setback | | | |
| PO 6.1 | DTS/DPF 6.1 | | |
| Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. | Other than walls located on a side boundary, buildings are set back from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary. | | |
| Rear Boundary Setback | | | |
| PO 7.1 | DTS/DPF 7.1 | | |
| Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. | Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level. | | |
| Buildings elevation design | | | |
| PO 8.1 | DTS/DPF 8.1 | | |
| Dwelling elevations facing public streets and common driveways make a | Each dwelling includes at least 3 of the following design features within the | | |

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Page 59 of 97

Policy24

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

| positive contribution to the streetscape and common driveway areas. | 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: <div><div>(a)</div><div>a minimum of 30% of the building elevation is set back an additional 300mm from the building line</div><div>(b)</div><div>a porch or portico projects at least 1m from the building elevation</div><div>(c)</div><div>a balcony projects from the building elevation</div><div>(d)</div><div>a verandah projects at least 1m from the building elevation</div><div>(e)</div><div>eaves of a minimum 400mm width extend along the width of the front elevation</div><div>(f)</div><div>a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.</div><div>(g)</div><div>a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.</div></div> | | | | | | | | |
|--|---|---|--|---------------|-------------------------------|--------------|----------------------------|--|--|
| 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: | <div><div>(a)</div><div>includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</div><div>(b)</div><div>has an aggregate window area of at least 2m² facing the primary street</div></div> | | | | | | | |
| PO 8.3 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/DPF 8.4 None are applicable. | | | | | | | | |
| PO 8.5 Entrances to multi-storey buildings are: <div><div>(a)</div><div>oriented towards the street</div><div>(b)</div><div>visible and easily identifiable from the street</div><div>(c)</div><div>designed to include a common mail box structure.</div></div> | DTS/DPF 8.5 None are applicable. | | | | | | | | |
| Outlook and 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. | DTS/DPF 9.2 None are applicable. | | | | | | | | |
| Private Open 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: | <table><tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr><tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m</td></tr></table> | | Dwelling Type | Dwelling / Site Configuration | Minimum Rate | Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m |
| Dwelling Type | Dwelling / Site Configuration | Minimum Rate | | | | | | | |
| Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | | | | | | | |

Policy24

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

| | Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | | | | | | |
|--|--|--------------------------|--|--|----------------------------|------|-----|------|-----|
| | | One bedroom dwelling | 8m ² / minimum dimension 2.1m | | | | | | |
| | | Two bedroom dwelling | 11 m ² / minimum dimension 2.4m | | | | | | |
| | | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m | | | | | | |
| PO 10.2 Private open space positioned to provide convenient access from internal living areas. | DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room. | | | | | | | | |
| PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space. | DTS/DPF 10.3 None are applicable. | | | | | | | | |
| Visual privacy | | | | | | | | | |
| PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses. | DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor. | | | | | | | | |
| PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | | | | | | | | |
| Landscaping | | | | | | | | | |
| PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. | DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: <table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td><200</td><td>15%</td></tr></table> | | | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | <200 | 15% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | |
| <150 | 10% | | | | | | | | |
| <200 | 15% | | | | | | | | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--|--|--|-----|
| | | 200-450 | 20% |
| | | >450 | 25% |
| | (b) at least 30% of land between the road boundary and the building line. | | |
| Water Sensitive Design | | | |
| PO 13.1 | DTS/DPF 13.1 | | |
| Residential development is designed to capture and use stormwater to: | None are applicable. | | |
| (a) maximise efficient use of water resources | | | |
| (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded | | | |
| (c) manage runoff quality to maintain, as close as practical, pre-development conditions. | | | |
| Car Parking | | | |
| PO 14.1 | DTS/DPF 14.1 | | |
| On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport. | On-site car parking is provided at the following rates per dwelling: | | |
| (a) 2 or fewer bedrooms - 1 car parking space | | | |
| (b) 3 or more bedrooms - 2 car parking spaces. | | | |
| PO 14.2 | DTS/DPF 14.2 | | |
| Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): | | |
| (a) single parking spaces: | | | |
| (i) a minimum length of 5.4m | | | |
| (ii) a minimum width of 3.0m | | | |
| (iii) a minimum garage door width of 2.4m | | | |
| (b) double parking spaces (side by side): | | | |
| (i) a minimum length of 5.4m | | | |
| (ii) a minimum width of 5.5m | | | |
| (iii) minimum garage door width of 2.4m per space. | | | |
| PO 14.3 | DTS/DPF 14.3 | | |
| Uncovered car parking spaces are of dimensions to be functional, accessible and convenient. | Uncovered car parking spaces have: | | |
| (a) a minimum length of 5.4m | | | |
| (b) a minimum width of 2.4m | | | |
| (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. | | | |
| PO 14.4 | DTS/DPF 14.4 | | |
| Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand. | Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling. | | |
| PO 14.5 | DTS/DPF 14.5 | | |
| Residential flat buildings provide dedicated areas for bicycle parking. | Residential flat buildings provide one bicycle parking space per dwelling. | | |
| Overshadowing | | | |
| PO 15.1 | DTS/DPF 15.1 | | |
| Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. | None are applicable. | | |
| Waste | | | |
| PO 16.1 | DTS/DPF 16.1 | | |
| Provision is made for the convenient storage of waste bins in a location | A waste bin storage area is provided behind the primary building line that: | | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
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| screened from public view. | | <div><div>(a)</div>has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and</div> <div><div>(b)</div>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.</div> | |
| PO 16.2 | Residential flat buildings provide a dedicated area for the on-site storage of waste which is: <div><div>(a)</div>easily and safely accessible for residents and for collection vehicles</div> <div><div>(b)</div>screened from adjoining land and public roads</div> <div><div>(c)</div>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.</div> | DTS/DPF 16.2 | None are applicable. |
| Vehicle Access | | | |
| PO 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. | DTS/DPF 17.1 | None are applicable. |
| PO 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. | DTS/DPF 17.2 | Vehicle access to designated car parking spaces satisfy (a) or (b): <div><div>(a)</div>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</div> <div><div>(b)</div>where newly proposed, is set back:<div><div>(i)</div>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</div><div><div>(ii)</div>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</div><div><div>(iii)</div>6m or more from the tangent point of an intersection of 2 or more roads</div><div><div>(iv)</div>outside of the marked lines or infrastructure dedicating a pedestrian crossing.</div></div> |
| PO 17.3 | Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 17.3 | Driveways are designed and sited so that: <div><div>(a)</div>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</div> <div><div>(b)</div>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.</div> <div><div>(c)</div>if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.</div> |
| 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: <div><div>1.</div>minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</div> <div><div>2.</div>Minimum car park length of 5.4m where a vehicle can enter or exit a space directly</div> <div><div>3.</div>minimum car park length of 6m for an intermediate space located between two other parking spaces.</div> |
| PO 17.5 | | DTS/DPF 17.5 | |

| Policy24 | P&D Code (in effect) Version 2023.6 27/04/2023 |
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| Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement. | Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre |
| PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Storage | |
| PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs. | DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³. |
| Earthworks | |
| PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 19.1 The development does not involve: <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m. |
| Service connections and infrastructure | |
| PO 20.1 Dwellings are provided with appropriate service connections and infrastructure. | DTS/DPF 20.1 The site and building: <ul style="list-style-type: none"> (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>. |
| Site contamination | |
| PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment. | DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) |

| Policy24 | P&D Code (in effect) Version 2023.6 27/04/2023 |
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| | <p>(d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:</p> <p>(i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that</p> <p>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</p> <p>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).</p> |

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 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses. | DTS/DPF 1.1 None are applicable. |
| Visual Amenity | |
| PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable | DTS/DPF 2.1 None are applicable. |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--|-------------------------------------|--|--|
| (c) avoiding visually sensitive and significant landscapes | | | |
| (d) using materials and finishes with low-reflectivity and colours that complement the surroundings | | | |
| (e) using existing vegetation to screen buildings | | | |
| (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers. | | | |
| PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land. | DTS/DPF 2.2 None are applicable. | | |
| PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land. | DTS/DPF 2.3 None are applicable. | | |
| Rehabilitation | | | |
| PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors. | DTS/DPF 3.1 None are applicable. | | |
| Hazard Management | | | |
| PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips. | DTS/DPF 4.1 None are applicable. | | |
| PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction. | DTS/DPF 4.2 None are applicable. | | |
| PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds. | DTS/DPF 4.3 None are applicable. | | |
| Electricity Infrastructure and Battery Storage Facilities | | | |
| PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. | DTS/DPF 5.1 None are applicable. | | |
| PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV. | DTS/DPF 5.2 None are applicable. | | |
| PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce | DTS/DPF 5.3 None are applicable. | | |

Downloaded on 3/05/2023

Generated By Policy24

Page 66 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|---|--|------------------------------|
| environmental impacts. | | | |
| Telecommunication Facilities | | | |
| PO 6.1 | The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity. | DTS/DPF 6.1 | None are applicable. |
| PO 6.2 | | DTS/DPF 6.2 | None are applicable. |
| PO 6.3 | | DTS/DPF 6.3 | None are applicable. |
| Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: | | | |
| (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose | | | |
| or all of the following: | | | |
| (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services | | | |
| (c) using materials and finishes that complement the environment | | | |
| (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. | | | |
| Renewable Energy Facilities | | | |
| PO 7.1 | Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure. | DTS/DPF 7.1 | None are applicable. |
| Renewable Energy Facilities (Wind Farm) | | | |
| PO 8.1 | Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation. | DTS/DPF 8.1 | Wind turbine generators are: |
| | | (a) set back at least 2000m from the base of a turbine to any of the following zones: | |
| | | (i) Rural Settlement Zone | |
| | | (ii) Township Zone | |
| | | (iii) Rural Living Zone | |
| | | (iv) Rural Neighbourhood Zone | |
| | | with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). | |
| | | (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation | |
| PO 8.2 | The visual impact of wind turbine generators on natural landscapes is managed by: | DTS/DPF 8.2 | None are applicable. |
| (a) designing wind turbine generators to be uniform in colour, size and shape | | | |
| (b) coordinating blade rotation and direction | | | |
| (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. | | | |
| PO 8.3 | Wind turbine generators and ancillary development minimise potential for bird and bat strike. | DTS/DPF 8.3 | None are applicable. |

Downloaded on 3/05/2023

Generated By Policy24

Page 67 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | | | | | |
|---|--|---|---|---------------------------|--------------------------------------|---------------------------------|--|
| PO 8.4 | Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations. | DTS/DPF 8.4 | No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable. | | | | |
| PO 8.5 | Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes. | DTS/DPF 8.5 | None are applicable. | | | | |
| Renewable Energy Facilities (Solar Power) | | | | | | | |
| PO 9.1 | Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value. | DTS/DPF 9.1 | None are applicable. | | | | |
| PO 9.2 | Ground mounted solar power facilities allow for movement of wildlife by: (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. | DTS/DPF 9.2 | None are applicable. | | | | |
| PO 9.3 | Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership. | DTS/DPF 9.3 | Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria: | | | | |
| | | | Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ |
| | | | 50MW> | 80ha+ | 30m | 500m | 2km |
| | | | 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km |
| | | | 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km |
| | | | 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m |
| | | | 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m |
| | | | <100kW | <0.5ha | 5m | 500m | 25m |
| | | Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones. | | | | | |
| PO 9.4 | Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations. | DTS/DPF 9.4 | None are applicable. | | | | |
| Hydropower / Pumped Hydropower Facilities | | | | | | | |
| PO 10.1 | Hydropower / pumped hydropower facility storage is designed and operated | DTS/DPF 10.1 | None are applicable. | | | | |

Downloaded on 3/05/2023

Generated By Policy24

Page 68 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--|--------------|--|--|
| to minimise the risk of storage dam failure. | | | |
| PO 10.2 | DTS/DPF 10.2 | None are applicable. | |
| 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. | | | |
| PO 10.3 | DTS/DPF 10.3 | None are applicable. | |
| 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. | | | |
| Water Supply | | | |
| PO 11.1 | 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. | |
| Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use. | | | |
| PO 11.2 | 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. | |
| 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. | | | |
| Wastewater Services | | | |
| PO 12.1 | DTS/DPF 12.1 | Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011. | |
| 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. | | | |
| PO 12.2 | DTS/DPF 12.2 | Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. | |
| 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. | | | |
| Temporary Facilities | | | |
| PO 13.1 | 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. | |
| 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. | | | |
| PO 13.2 | DTS/DPF 13.2 | None are applicable. | |
| 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. | | | |

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--|---|--|--|
| intensive animal husbandry operations are appropriately set back from: | | | |
| (a) | public water supply reservoirs | (a) | 800m or more from a public water supply reservoir |
| (b) | major watercourses (third order or higher stream) | (b) | 200m or more from a major watercourse (third order or higher stream) |
| (c) | any other watercourse, bore or well used for domestic or stock water supplies. | (c) | 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 are applicable. | |
| (a) | have sufficient capacity to hold effluent and runoff from the operations on site | | |
| (b) | ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. | | |

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | |
|--|--|---|--|----------------------|--------------------|-----------------|--|--------|--|
| General Land Use Compatibility | | | | | | | | | |
| PO 1.1 | | 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. | | | | | | | |
| 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. | | 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 zone primarily for sensitive receivers through its hours of operation having regard to: | | Development operating within the following hours: | | | | | | | |
| <ul style="list-style-type: none">(a) the nature of the development(b) measures to mitigate off-site impacts(c) the extent to which the development is desired in the zone(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. | | <table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr></table> | | Class of Development | Hours of operation | Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday |
| | | 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 | | | | | | |

Downloaded on 3/05/2023

Generated By Policy24

Page 71 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|---|--|---|
| | | 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 | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday |
| Overshadowing | | | |
| PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. | | |
| PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 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/DPF 3.4 None are applicable. | | |
| Activities Generating Noise or Vibration | | | |
| PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria. | | |
| PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the 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 | DTS/DPF 4.2 None are applicable. | | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | | | | | |
|--|--|--|--|---------------------|-------------------|--|---|
| <div><div>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</div><div>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</div><div>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</div></div> | | | | | | | |
| PO 4.3 | Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.3 | <div>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</div> <div><div>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or</div><div>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</div></div> | | | | |
| PO 4.4 | External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment. | DTS/DPF 4.4 | Adjacent land is used for residential purposes. | | | | |
| PO 4.5 | Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.5 | None are applicable. | | | | |
| PO 4.6 | Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers. | DTS/DPF 4.6 | <div>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</div> <table><tr><th>Assessment location</th><th>Music noise level</th></tr><tr><td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)</td></tr></table> | Assessment location | Music noise level | Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$) |
| Assessment location | Music noise level | | | | | | |
| Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$) | | | | | | |
| Air Quality | | | | | | | |
| PO 5.1 | Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers. | DTS/DPF 5.1 | None are applicable. | | | | |
| PO 5.2 | <div>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</div> <div><div>(a) incorporating appropriate treatment technology before exhaust emissions are released</div><div>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</div></div> | DTS/DPF 5.2 | None are applicable. | | | | |
| Light Spill | | | | | | | |
| PO 6.1 | External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 6.1 | None are applicable. | | | | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
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| PO 6.2 | DTS/DPF 6.2 | None are applicable. | |
| External lighting is not hazardous to motorists and cyclists. | | | |
| Solar Reflectivity / Glare | | | |
| PO 7.1 | DTS/DPF 7.1 | None are applicable. | |
| 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. | | | |
| Electrical Interference | | | |
| PO 8.1 | DTS/DPF 8.1 | The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable. | |
| Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference. | | | |
| Interface with Rural Activities | | | |
| PO 9.1 | DTS/DPF 9.1 | None are applicable. | |
| 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. | | | |
| PO 9.2 | DTS/DPF 9.2 | None are applicable. | |
| 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. | | | |
| PO 9.3 | DTS/DPF 9.3 | Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership. | |
| Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities. | | | |
| PO 9.4 | DTS/DPF 9.4 | Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership. | |
| 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. | | | |
| PO 9.5 | DTS/DPF 9.5 | Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes. | |
| 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. | | | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--|---|--|--|
| PO 9.6 | Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities. | DTS/DPF 9.6 | None are applicable. |
| PO 9.7 | Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques. | DTS/DPF 9.7 | None are applicable. |
| Interface with Mines and Quarries (Rural and Remote Areas) | | | |
| PO 10.1 | Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration. | DTS/DPF 10.1 | Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> . |

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | <p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. |

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

Downloaded on 3/05/2023

Generated By Policy24

Page 75 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|--|--|----------------------|
| Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls. | | None are applicable. | |
| PO 2.2 | Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | | | |
| Land division maximises the number of allotments that face public open space and public streets. | | None are applicable. | |
| PO 2.4 | Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | | | |
| Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services. | | None are applicable. | |
| PO 2.6 | Land division results in watercourses being retained within open space and development taking place on land not subject to flooding. | DTS/DPF 2.6 | None are applicable. |
| PO 2.7 | | | |
| Land division results in legible street patterns connected to the surrounding street network. | | None are applicable. | |
| PO 2.8 | Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees. | DTS/DPF 2.8 | None are applicable. |
| | | | |
| Roads and Access | | | |
| PO 3.1 | Land division provides allotments with access to an all-weather public road. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | | | |
| Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | | None are applicable. | |
| PO 3.3 | Land division does not impede access to publicly owned open space and/or recreation facilities. | DTS/DPF 3.3 | None are applicable. |
| PO 3.4 | | | |
| Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles. | | None are applicable. | |
| PO 3.5 | Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. | DTS/DPF 3.5 | None are applicable. |
| PO 3.6 | | | |
| Road reserves accommodate stormwater drainage and public utilities. | | None are applicable. | |
| PO 3.7 | Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites. | DTS/DPF 3.7 | None are applicable. |
| PO 3.8 | | | |
| Street patterns and intersections are designed to enable the safe and | | None are applicable. | |

Downloaded on 3/05/2023

Generated By Policy24

Page 76 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--|--|--|--|
| efficient movement of pedestrian, cycle and vehicular traffic. | | | |
| PO 3.9 | | DTS/DPF 3.9 | |
| Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network. | | None are applicable. | |
| PO 3.10 | | DTS/DPF 3.10 | |
| Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes. | | None are applicable. | |
| PO 3.11 | | DTS/DPF 3.11 | |
| Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. | | None are applicable. | |
| Infrastructure | | | |
| PO 4.1 | | DTS/DPF 4.1 | |
| Land division incorporates public utility services within road reserves or dedicated easements. | | None are applicable. | |
| PO 4.2 | | DTS/DPF 4.2 | |
| Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment. | | Each allotment can be connected to: | |
| | | (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment | |
| | | or | |
| | | (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards. | |
| PO 4.3 | | 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. | |
| PO 4.5 | | DTS/DPF 4.5 | |
| Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment. | | None are applicable. | |
| PO 4.6 | | DTS/DPF 4.6 | |
| Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature. | | None are applicable. | |
| Minor Land Division (Under 20 Allotments) | | | |
| Open Space | | | |
| PO 5.1 | | DTS/DPF 5.1 | |
| Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space. | | None are applicable. | |
| Solar Orientation | | | |
| PO 6.1 | | DTS/DPF 6.1 | |
| Land division for residential purposes facilitates solar access through allotment orientation. | | None are applicable. | |
| Water Sensitive Design | | | |
| PO 7.1 | | DTS/DPF 7.1 | |

Downloaded on 3/05/2023

Generated By Policy24

Page 77 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--|--|---|--|
| Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | | None are applicable. | |
| PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | | DTS/DPF 7.2 None are applicable. | |
| Battle-Axe Development | | | |
| PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context. | | DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement. | |
| PO 8.2 Battle-axe development designed to allow safe and convenient movement. | | DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m. | |
| PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | | DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre. | |
| PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | | DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). | |
| Major Land Division (20+ Allotments) | | | |
| Open Space | | | |
| PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration. | | DTS/DPF 9.1 None are applicable. | |
| PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation. | | DTS/DPF 9.2 None are applicable. | |
| PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities. | | DTS/DPF 9.3 None are applicable. | |
| Water Sensitive Design | | | |
| PO 10.1 Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | | DTS/DPF 10.1 None are applicable. | |
| PO 10.2 Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | | DTS/DPF 10.2 None are applicable. | |
| PO 10.3 | | DTS/DPF 10.3 | |

Downloaded on 3/05/2023

Generated By Policy24

Page 78 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|--|--|--|
| Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | | None are applicable. | |
| Solar Orientation | | | |
| PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions. | | DTS/DPF 11.1 None are applicable. | |

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Downloaded on 3/05/2023

Generated By Policy24

Page 79 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|--|--|--|
| | | 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 | Recreation facilities are compatible with surrounding land uses and activities. | DTS/DPF 1.1 | None are applicable. |
| PO 1.2 | | | |
| Open space areas include natural or landscaped areas using locally indigenous plant species and large trees. | | DTS/DPF 1.2 | None are applicable. |
| Design and Siting | | | |
| PO 2.1 | Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | | | |
| Open space and recreation facilities incorporate park furniture, shaded areas and resting places. | | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities. | DTS/DPF 2.3 | None are applicable. |
| PO 2.3 | | | |
| Pedestrians and Cyclists | | | |
| PO 3.1 | Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points. | DTS/DPF 3.1 | None are applicable. |
| PO 3.1 | | | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|-------------------------------------|--|--|
| Usability | | | |
| PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation. | DTS/DPF 4.1 None are applicable. | | |
| Safety and Security | | | |
| PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible. | DTS/DPF 5.1 None are applicable. | | |
| PO 5.2 Play equipment is located to maximise opportunities for passive surveillance. | DTS/DPF 5.2 None are applicable. | | |
| PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park. | DTS/DPF 5.3 None are applicable. | | |
| PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment. | DTS/DPF 5.4 None are applicable. | | |
| PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities. | DTS/DPF 5.5 None are applicable. | | |
| PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits. | DTS/DPF 5.6 None are applicable. | | |
| Signage | | | |
| PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like. | DTS/DPF 6.1 None are applicable. | | |
| Buildings and Structures | | | |
| PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive. | DTS/DPF 7.1 None are applicable. | | |
| PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open. | DTS/DPF 7.2 None are applicable. | | |
| PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces. | DTS/DPF 7.3 None are applicable. | | |
| PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve. | DTS/DPF 7.4 None are applicable. | | |
| Landscaping | | | |
| PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation. | DTS/DPF 8.1 None are applicable. | | |
| PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: | DTS/DPF 8.2 None are applicable. | | |

Downloaded on 3/05/2023

Generated By Policy24

Page 81 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 |
|--|-------------------------------------|--|
| (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas. | | |
| PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity. | DTS/DPF 8.3 None are applicable. | |
| PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable. | DTS/DPF 8.4 None are applicable. | |

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

Policy24

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

Desired Outcome

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

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

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

Site Contamination

Assessment Provisions (AP)

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 Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): |

Downloaded on 3/05/2023

Generated By Policy24

Page 83 of 97

| Policy24 | P&D Code (in effect) Version 2023.6 27/04/2023 |
|----------|---|
| | <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form). |

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| General | |
| PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: <ul style="list-style-type: none"> (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Tourism development comprising multiple accommodation units (including | DTS/DPF 1.2 None are applicable. |

Downloaded on 3/05/2023

Generated By Policy24

Page 84 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---|---|--|---|
| any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact. | | | |
| Caravan and Tourist Parks | | | |
| PO 2.1 | Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Occupants are provided privacy and amenity through landscaping and fencing. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Communal open space and centrally located recreation facilities are provided for guests and visitors. | DTS/DPF 2.3 | 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation. |
| PO 2.4 | Perimeter landscaping is used to enhance the amenity of the locality. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development. | DTS/DPF 2.5 | None are applicable. |
| PO 2.6 | Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations. | DTS/DPF 2.6 | None are applicable. |
| Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972 | | | |
| PO 3.1 | Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire). | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided. | DTS/DPF 3.2 | None are applicable. |
| PO 3.3 | Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved. | DTS/DPF 3.3 | None are applicable. |
| PO 3.4 | Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. | DTS/DPF 3.4 | None are applicable. |

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| Movement Systems | |
| PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. | DTS/DPF 1.4 All vehicle manoeuvring occurs onsite. |
| Sightlines | |
| PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | DTS/DPF 2.2 None are applicable. |
| Vehicle Access | |
| 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 authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. |
| PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | DTS/DPF 3.2 None are applicable. |
| PO 3.3 | DTS/DPF 3.3 |

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|---|--|--|--|
| Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use. | | None are applicable. | |
| PO 3.4 | 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 amenity and minimise disruption to utility infrastructure assets. | DTS/DPF 3.5 | Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| 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). | DTS/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 3.7 | Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation. | DTS/DPF 3.7 | 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 | 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. | DTS/DPF 3.8 | None are applicable. |
| PO 3.9 | Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads. | DTS/DPF 3.9 | None are applicable. |
| 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. | DTS/DPF 4.1 | None are applicable. |
| 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: | DTS/DPF 5.1 | Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: |

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Page 87 of 97

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|--|--|--|---|
| (a) availability of on-street car parking | (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements | (b) shared use of other parking areas | (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated 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 | (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. | (d) the adaptive reuse of a State or Local Heritage Place. | |
| Vehicle Parking Areas | | | |
| PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another. | DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road. | | |
| PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like. | DTS/DPF 6.2 None are applicable. | | |
| PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points. | DTS/DPF 6.3 None are applicable. | | |
| PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient. | DTS/DPF 6.4 None are applicable. | | |
| PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users. | DTS/DPF 6.5 None are applicable. | | |
| PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site. | DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site. | | |
| PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times. | DTS/DPF 6.7 None are applicable. | | |
| Undercroft and Below Ground Garaging and Parking of Vehicles | | | |
| PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles. | DTS/DPF 7.1 None are applicable. | | |
| Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks | | | |
| PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants. | DTS/DPF 8.1 None are applicable. | | |
| PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement. | DTS/DPF 8.2 None are applicable. | | |
| Bicycle Parking in Designated Areas | | | |
| PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode. | DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements. | | |

Downloaded on 3/05/2023

Generated By Policy24

Page 88 of 97

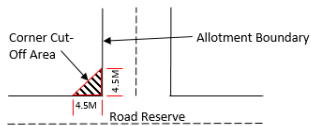
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|-----------------|--|--|--|
| PO 9.2 | Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft. | DTS/DPF 9.2 | None are applicable. |
| PO 9.3 | Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport. | DTS/DPF 9.3 | None are applicable. |
| Corner Cut-Offs | | | |
| PO 10.1 | Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1 | <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p>  |

Table 1 - General Off-Street Car Parking Requirements

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

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

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|---|---|--|
| Row Dwelling where vehicle access is from the primary street | <p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> | |
| Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded) | <p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> | |
| Semi-Detached Dwelling | <p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> | |
| Aged / Supported Accommodation | | |
| Retirement village | <p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p> | |
| Supported accommodation | 0.3 spaces per bed. | |
| Residential Development (Other) | | |
| Ancillary accommodation | No additional requirements beyond those associated with the main dwelling. | |
| Residential park | <p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p> | |
| Student accommodation | 0.3 spaces per bed. | |
| Workers' accommodation | 0.5 spaces per bed plus 0.2 spaces per bed for visitor parking. | |
| Tourist | | |
| Caravan park / tourist park | <p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p> | |
| Tourist accommodation | 1 car parking space per accommodation unit / guest room. | |
| Commercial Uses | | |
| Auction room/ depot | 1 space per 100m2 of building floor area plus an additional 2 spaces. | |
| Automotive collision repair | 3 spaces per service bay. | |
| Call centre | 8 spaces per 100m2 of gross leasable floor area. | |
| Motor repair station | 3 spaces per service bay. | |
| Office | 4 spaces per 100m2 of gross leasable floor area. | |
| Retail fuel outlet | 3 spaces per 100m2 gross leasable floor area. | |
| Service trade premises | 2.5 spaces per 100m2 of gross leasable floor area | |
| Shop (no commercial kitchen) | <p>1 space per 100m2 of outdoor area used for display purposes.</p> <p>5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> | |
| Shop (in the form of a bulky goods outlet) | 2.5 spaces per 100m2 of gross leasable floor area. | |
| Shop (in the form of a restaurant or involving a commercial kitchen) | <p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> | |

| Policy24 | P&D Code (in effect) Version 2023.6 27/04/2023 |
|-------------------------------------|--|
| | 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. |
| Hospital | 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 | 0.2 spaces per seat. |
| Hotel | 1 space for every 2m2 of total floor area in a public bar 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 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:

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

Policy24

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

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

Downloaded on 3/05/2023

Generated By Policy24

Page 92 of 97

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

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

Table 3 - Off-Street Bicycle Parking Requirements

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

Policy24

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

| Class of Development | Bicycle Parking Rate | | | | | | | | | | | | | | | | | | | |
|--|--|-----------------|----------------------------|--|--|-----------|------------------|-----------------------------|-----------------------|---------------------------|-------------------------------|------------------------|---------------------------|----------------------------|---------------------------------|--------------------------------|------------------------------|------------------------------------|--------------------------|--|
| | Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type. | | | | | | | | | | | | | | | | | | | |
| Consulting room | 1 space per 20 employees plus 1 space per 20 consulting rooms for customers. | | | | | | | | | | | | | | | | | | | |
| Educational establishment | For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students. | | | | | | | | | | | | | | | | | | | |
| Hospital | 1 space per 15 beds plus 1 space per 30 beds for visitors. | | | | | | | | | | | | | | | | | | | |
| Indoor recreation facility | 1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors. | | | | | | | | | | | | | | | | | | | |
| Licensed Premises | 1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area. | | | | | | | | | | | | | | | | | | | |
| Office | 1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors. | | | | | | | | | | | | | | | | | | | |
| Pre-school | 1 space per 20 full time employees plus 1 space per 40 full time children. | | | | | | | | | | | | | | | | | | | |
| Recreation area | 1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers. | | | | | | | | | | | | | | | | | | | |
| Residential flat building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors. | | | | | | | | | | | | | | | | | | | |
| Residential component of a multi-storey building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors. | | | | | | | | | | | | | | | | | | | |
| Shop | 1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers. | | | | | | | | | | | | | | | | | | | |
| Tourist accommodation | 1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors. | | | | | | | | | | | | | | | | | | | |
| Schedule to Table 3 | <table><tr><th>Designated Area</th><th>Relevant part of the State</th></tr><tr><td></td><td>The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</td></tr><tr><td>All zones</td><td>City of Adelaide</td></tr><tr><td>Business Neighbourhood Zone</td><td rowspan="10">Metropolitan Adelaide</td></tr><tr><td>Strategic Innovation Zone</td></tr><tr><td>Suburban Activity Centre Zone</td></tr><tr><td>Suburban Business Zone</td></tr><tr><td>Suburban Main Street Zone</td></tr><tr><td>Urban Activity Centre Zone</td></tr><tr><td>Urban Corridor (Boulevard) Zone</td></tr><tr><td>Urban Corridor (Business) Zone</td></tr><tr><td>Urban Corridor (Living) Zone</td></tr><tr><td>Urban Corridor (Main Street) Zone</td></tr><tr><td>Urban Neighbourhood Zone</td></tr></table> | 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 | |
| Designated Area | Relevant part of the State | | | | | | | | | | | | | | | | | | | |
| | The bicycle parking rate applies to a designated area located in a relevant part of the State described below. | | | | | | | | | | | | | | | | | | | |
| All zones | City of Adelaide | | | | | | | | | | | | | | | | | | | |
| Business Neighbourhood Zone | Metropolitan Adelaide | | | | | | | | | | | | | | | | | | | |
| Strategic Innovation Zone | | | | | | | | | | | | | | | | | | | | |
| Suburban Activity Centre Zone | | | | | | | | | | | | | | | | | | | | |
| Suburban Business Zone | | | | | | | | | | | | | | | | | | | | |
| Suburban Main Street Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Activity Centre Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Corridor (Boulevard) Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Corridor (Business) Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Corridor (Living) Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Corridor (Main Street) Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Neighbourhood Zone | | | | | | | | | | | | | | | | | | | | |

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting | |
| PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions. | DTS/DPF 1.1 None are applicable. |
| Soil and Water Protection | |
| PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources. | DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks. |
| PO 2.3 Wastewater lagoons are designed and sited to: (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. | DTS/DPF 2.3 None are applicable. |
| PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources. | DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks. |
| Amenity | |
| PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity. | DTS/DPF 3.1 None are applicable. |
| PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided. | DTS/DPF 3.2 None are applicable. |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|---------------------------------------|--|--|---|
| PO 3.3 | Litter control measures minimise the incidence of windblown litter. | DTS/DPF 3.3 | None are applicable. |
| PO 3.4 | Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation. | DTS/DPF 3.4 | None are applicable. |
| Access | | | |
| PO 4.1 | Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Suitable access for emergency vehicles is provided to and within waste treatment or management sites. | DTS/DPF 4.2 | None are applicable. |
| Fencing and Security | | | |
| PO 5.1 | Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public. | DTS/DPF 5.1 | Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site. |
| Landfill | | | |
| PO 6.1 | Landfill gas emissions are managed in an environmentally acceptable manner. | DTS/DPF 6.1 | None are applicable. |
| PO 6.2 | Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 6.2 | Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone. |
| PO 6.3 | Landfill facilities are located on land that is not subject to land slip. | DTS/DPF 6.3 | None are applicable. |
| PO 6.4 | Landfill facilities are separated from areas subject to flooding. | DTS/DPF 6.4 | Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Organic Waste Processing Facilities | | | |
| PO 7.1 | Organic waste processing facilities are separated from the coast to avoid potential environment harm. | DTS/DPF 7.1 | Organic waste processing facilities are set back 500m or more from the coastal high water mark. |
| PO 7.2 | Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 7.3 | Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone. |
| PO 7.4 | Organic waste processing facilities are located on land that is not subject to land slip. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Organic waste processing facilities separated from areas subject to flooding. | DTS/DPF 7.5 | Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Major Wastewater Treatment Facilities | | | |

| Policy24 | | P&D Code (in effect) Version 2023.6 27/04/2023 | |
|----------|--|--|----------------------|
| PO 8.1 | Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 8.2 | None are applicable. |

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers. | DTS/DPF 1.4 None are applicable. |

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

| | |
|------------------------|--|
| ITEM | 8.1.3 |
| | COUNCIL ASSESSMENT PANEL |
| DATE | 24 October 2023 |
| APPLICATION NO. | 23010242 |
| APPLICANT | Rossdale Homes |
| PROPOSAL | Construction of a community housing development comprising 10 single-storey dwellings, a two-storey supported accommodation building with 16 units, 4 single story dwellings for high needs care, a community hall and associated internal roads, car parking, landscaping and fencing |
| LOCATION | 11-17 Orange Avenue, 15-21 and 23 Brown Terrace Salisbury SA 5108 |
| CERTIFICATE OF | Volume 6188 Folio 219 Volume 6253 Folio 354 Volume 6218 Folio 507 |
| TITLE | |
| AUTHOR | Katherine Thrussell, Senior Development Officer - Planning, City Development |

1. DEVELOPMENT APPLICATION DETAILS

| | |
|--|---|
| Zone/Subzone | Urban Activity Centre Zone No sub-zone applies |
| Application Type | Performance Assessed |
| Public Notification | Not required |
| Referrals - Statutory | Nil |
| Referrals – Internal | Development Engineer |
| Planning & Design Code Version (at lodgement) | 2023.13 (31/08/2023) |
| Assessing Officer | Brendan Fewster, Planning Consultant |
| Recommendation | Grant Planning Consent subject to Reserved Matters and Conditions |

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: | Proposed Site |
| Attachment 2: | Proposed Plans and Supporting Documentation |
| Attachment 3: | Extract of Planning and Design Code |

3. RELEVANT AUTHORITY

The City of Salisbury is the current landowner of the subject land. Given that the City of Salisbury has an interest in the proposed development as the landowner, the Council wrote to the Minister for Planning requesting that the Minister appoint the State Commission Assessment Panel as the Relevant Authority to remove any potential for a perceived conflict of interest in the assessment of the application. The Minister's Delegate declined this request stating that the City of Salisbury Council Assessment Panel, as an independent body, was best placed to assess the proposed development.

As a consequence of the above, the Assessment Manager, as the relevant authority, has delegated to the Salisbury Council Assessment Panel the power pursuant to s102(1)(a) of the *Planning, Development & Infrastructure Act 2016* to assess development application number 23010242 for *Construction of a community housing development comprising 10 single-storey dwellings, a two-storey supported accommodation building with 16 units, 4 single story dwellings for high needs care, a community hall and associated internal roads, car parking, landscaping and fencing* against the relevant provisions of the Planning Rules, & to grant or refuse planning consent; together with the power pursuant to s127 of the Act to impose any conditions it thinks fit to impose in the event that it grants planning consent.

Further to this, and consistent with the Council's procedure in relation to development undertaken by the Council, an independent planning consultant has been engaged to assess the application and prepare an assessment report for consideration by the CAP.

4. BACKGROUND

The site of the proposed development is also the subject of a land division application (361/186/2021/LD) that has been approved and is pending final clearances and new titles. The Council has entered a contract to sell portion of the land that is to be created under this land division. The approved land division is contained in Attachment 1.

An application for a new health hub development comprising community and indoor recreation facilities and consulting rooms located at 15-21 and 23 Brown Terrace, Salisbury was approved by the CAP on 28 March 2023.

5. EXECUTIVE SUMMARY

The proposal is seeking to construct a community housing development comprising of 10 single-storey dwellings fronting Orange Avenue, a two-storey supported accommodation building with 16 units, 4 single story dwellings for high needs care, and a community hall. The proposal includes common driveway access and car parking.

The development site is located at 11-17 Orange Avenue, 15-21 and 23 Brown Terrace, Salisbury, with the land situated within the Urban Activity Centre Zone of the Planning and Design Code.

The application was not subject to public notification as the site of the proposed development is not adjacent to residential land in a neighbourhood zone.

The application was referred to Council's Civil and Stormwater Engineer who supports the proposal in principle. A Reserved Matter has been included to alter the civil design so that stormwater is discharged to the downstream stormwater system.

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

- Is consistent with the land uses sought by the Urban Activity Centre Zone and is appropriate within the context of the locality;
- Delivers a satisfactory design outcome, with a simple built form that is low in scale, well setback from boundaries and enhanced by a mix of soft landscaping;
- Provides appropriate vehicular access and a sufficient number of car parking spaces to accommodate the proposed use;
- Will not result in any negative impacts on adjacent development and is appropriately separated from adjacent residential areas to the north and east to minimise potential interface issues;
- Stormwater management is acceptable in principle; and
- While additional site/soil investigations are required to demonstrate whether the site is suitable for the proposed use, sufficient information has been provided to support the intended use with the application of an appropriate condition of approval.

For the above reasons, it is recommended that the Council Assessment Panel grant Planning Consent for the proposed development subject to Reserved Matters and Conditions.

6. SUBJECT SITE

The subject land comprises three contiguous allotments located at 11-17 Orange Avenue 15-21 and 23 Brown Terrace, Salisbury. The land is formally described as:

- Allotment 2 in Deposited Plan 114592, Certificate of Title Volume 6188 Folio 219
- Allotment 303 in Deposited Plan 55257, Certificate of Title Volume 6253 Folio 354
- Allotment 100 in Deposited Plan 119965, Certificate of Title Volume 6218 Folio 507

There are no easements, encumbrances or other registered interests on the land titles.

The development site comprises an area of approximately 7680m² with a frontage to Orange Avenue of around 118 metres. The eastern-most boundary of the site is 90 metres from Brown Terrace. The land is naturally flat with only minor alterations to surface levels.

The site was formerly occupied by lawn bowls facility and the St Jays Recreation Centre, which was demolished several years ago and replaced by grassed open space. There are currently no buildings on the site. There is an existing vehicle access on Orange Avenue that served the former recreation centre car park.

There are no Regulated or Significant trees on the site.
Site photos are provided below.

Photo 1.
*Looking west
along Orange
Avenue, from
Brown Terrace –
subject land on left*



Photo 2.
*Looking north
along Brown
Terrace, subject
land on left*



Photo 3.
*Looking west
along Orange
Avenue,
development site
on left*



Photo 4.
*Looking south
west across the
development site
from Orange
Avenue, Bowling
Club in
background*



Photo 5.
*Looking south into
the development
site from Orange
Avenue*



Photo 6.
*View of the
western boundary
of the development
site from Orange
Avenue – interface
with the Bowling
Club*



Photo 7.

*Looking north into
the development
site, from Salisbury
Oval*

**7. LOCALITY**

The northern and eastern parts of the locality are mostly residential and characterised by single-storey detached dwellings at low densities. Non-residential uses in this part of the locality include the Salisbury Primary School and a community facility (Meals on Wheels) located at the corner of Orange Avenue and Brown Terrace.

Land along Brown Terrace is public open space and includes play equipment, a tennis court, toilet facilities and walking paths.

Land to the south and to the west along Orange Avenue comprises the Salisbury Oval precinct. This area includes various community sports and recreation facilities such as a sports oval and clubrooms, bowling greens and a memorial garden. A train line borders the western side of the precinct and there are two large bitumen car parks and a smaller internal car park that are accessed from Orange Avenue.

Overall, the locality is of moderate amenity.

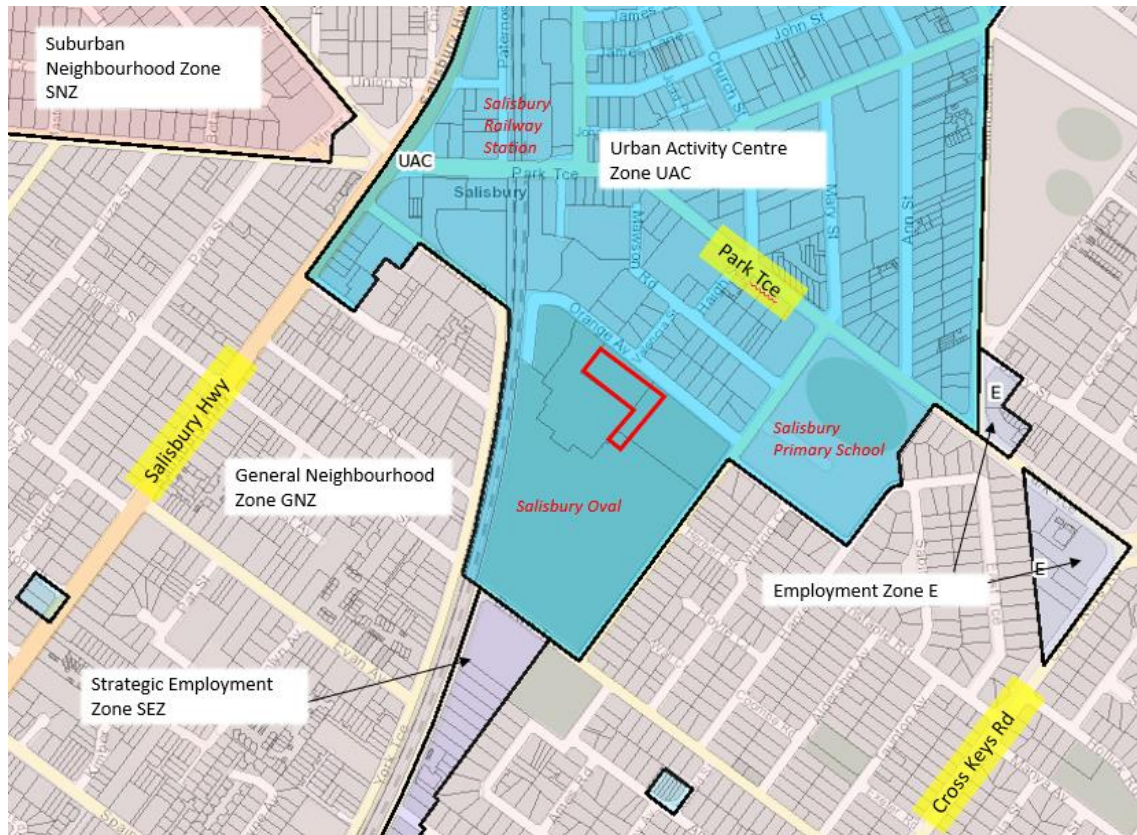
A locality plan, contextual plan and panorama view are provided below.

Page 818
Council Assessment Panel Agenda - 24 October 2023




Page 818
City of Salisbury
Council Assessment Panel Agenda - 24 October 2023

Locality Plan – Cadastre

**Legend (Source: Dekho)**

| | |
|---|---------------|
|  | Site boundary |
|---|---------------|

Contextual Plan:**Legend (Source: Nearmap)**

| | |
|---|---------------|
|  | Site boundary |
|---|---------------|

8. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal is seeking to construct a community housing development comprising of 10 single-storey dwellings fronting Orange Avenue, a two-storey supported accommodation building with 16 units, 4 single story dwellings for high needs care, and a community hall. A common driveway access and on-site car parking area are accessed from Orange Avenue.

The proposed facilities will be operated by Dunbar Homes Inc, a local community housing provider, and occupied by disadvantaged people in need of high care support and rental assistance.

More specifically, the proposal includes:

- Construction of 10 single-storey dwellings (group dwellings) fronting Orange Avenue and accessed from an internal driveway. The dwellings are designed with a simple modern form and comprise 2-bedrooms and a single carport. The dwellings will be offered for rent to senior/elderly people on low-incomes.

- Construction of a two-storey supported accommodation building located behind the single-storey dwellings access from an internal driveway. The building contains 16 x 2-bed units (8 x ground and 8 x upper storey units). The building is a maximum of 7 metres in height and is designed with individual entrances and single garages at ground level, common walkway access for the upper storey units, flat roofs behind parapet walls and a mix of face brick and render cladding and Colorbond roofing. Most of the units will be occupied by people with high needs.
- Construction of four single story dwellings at the rear of the site for high needs care. The dwellings are designed with a simple modern form and comprise 2-bedrooms. Six uncovered car parking spaces are provided adjacent to the units.
- Construction of a community hall at the eastern end of the proposed unit building. The two-storey building is the same height and similar design to the adjacent unit building and is connected via an upper storey walkway. The building includes a main activity hall, several small offices and a roof garden.
- Two vehicle crossovers with simultaneous two-way access onto Orange Avenue.
- Five separate at-grade car parking areas for 30 vehicles.
- A 2-metre-high masonry and trellis fence along the Orange Avenue frontage.
- Landscaping within private yards and adjacent to buildings, driveways and car parking areas.

A copy of the proposal plans and supporting documentation are contained in Attachment 2.

9. CLASSIFICATION

The site is located within the Urban Activity Centre Zone, as depicted in the SA Property and Planning Atlas (SAPPA).

The proposed development is not listed as an Accepted or Deemed to Satisfy form of development in Tables 1 or 2 respectively of the Zone, nor is the development listed as a Restricted form of development in Table 4 of the Zone.

On this basis, the application shall be assessed as “Performance Assessed” development against the relevant provisions of the Planning and Design Code.

10. PUBLIC NOTIFICATION

Table 5 of the Urban Activity Centre Zone identifies land use classes of performance assessed development that are excluded from notification.

The following development is excluded from notification:

Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.

As the site of the proposed development is not adjacent to residential land in a neighbourhood zone (the residential land east of Brown Terrace is more than 60 metres away), public notification was not required.

11. REFERRALS – STATUTORY

No statutory referrals were required.

12. REFERRALS – INTERNAL

Council's Development Engineer has reviewed the proposed development and advised that, in principle, the proposed development is acceptable from a development engineering perspective subject to the provision of additional detail/clarification which can be dealt with via Reserved Matters.

13. 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. The following reasons are given in support of this recommendation:

- a) *The proposed development is consistent with the land uses sought in the Urban Activity Centre Zone; and*
- b) *The proposed development will not have an unreasonable impact on the amenity of the locality.*

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 Enquiry containing the relevant provisions of the Planning and Design Code is contained in Attachment 3.

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 |
|---|---|
| Affordable Housing | Although the proposal does not include affordable housing, it does include community housing for disadvantaged people in need of high care support and rental assistance. |
| Airport Noise Exposure | Satisfied – the proposal will include appropriate construction to minimize exposure to aircraft noise. |
| Airport Building Heights (Regulated) | Satisfied – the proposed development does not exceed 15 metres in height |
| 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 | Satisfied – the proposed development does not propose any building work or structures |

| | |
|---------------------------------------|--|
| | over 90 metres in height |
| Hazards (Flooding - General) | Satisfied – the proposed development minimises the impacts of general flood risk through appropriate siting and design of development. The proposal has been assessed by Council's Development Engineer and is supported in principle. |
| Noise and Air Emissions | Satisfied – the proposed development is not located near high air pollution sources. |
| Regulated and Significant Tree | Satisfied – there are no Regulated or Significant trees on the site or on adjacent land that would be impacted by the development. |
| Traffic Generating Development | Satisfied – the proposal will not affect a State Maintained Road as it is well removed from the Salisbury Highway and will not generate significant traffic. |

Local Variation

It is noted that the subject land is subject to Technical and Numerical Variations (Local Variations) that relates to maximum building height and 'Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints'.

The proposed two-storey building with a maximum height of 7 metres is well within the maximum building height of 16.5 metres and four levels.

A condition of consent is recommended to ensure that external lighting achieves the relevant Australian Standard, thus satisfying Concept Plan 81.

Land Use

The Urban Activity Centre Zone seeks:

A cohesive and legible environment supporting a broad spectrum of regional level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours (DO 1)

Performance Outcome (PO) 1.1 and the associated Deemed to Satisfy / Designated Performance Feature (DTS/DPF), as well as PO 1.3 and 1.5 provide more specific guidance in relation to the land uses sought in the Zone:

| | |
|---|---|
| PO 1.1 <i>Shops, offices, entertainment, health, education and recreation related uses and other businesses that provide a comprehensive range of goods and services to the region.</i> | DTS/DPF 1.1 <i>Development comprises one or more of the following:</i> (a) Advertisement (b) Car park facility (c) Cinema (d) Consulting room (e) Community transport facilities |
|---|---|

| | |
|---|---|
| | <ul style="list-style-type: none"> (f) Community facility (g) Consulting room (h) Dwelling (i) Educational establishment (j) Emergency services facility (k) Hospital (l) Hotel (m) Indoor recreation facility (n) Library (o) Licensed Premises (p) Light industry (q) Office (r) Place of worship (s) Pre-school (t) Public transport facilities (u) Retail fuel outlet (v) Retirement facility (w) Shop (x) Store (y) Student accommodation (z) Supported accommodation (aa) Telecommunications facility (bb) Tourist accommodation (cc) Warehouse |
| <p>PO 1.3</p> <p><i>Residential development does not prejudice the operation of existing non-residential development and the long-term provision of services and facilities for wider community benefit.</i></p> | No corresponding DTS/DPF |
| <p>PO 1.5</p> <p><i>Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves <u>medium-to-high densities</u>.</i></p> | No corresponding DTS/DPF |

The proposal is a form of community housing that includes a variety of accommodation for disadvantaged people in need of differing levels of care. The proposed development also includes a community facility for use by occupants of the accommodation.

As defined by *Part 7 – Land Use Definitions* of the Planning and Design Code, the proposal is primarily residential in land use comprising a mix of dwellings, supported accommodation and a community facility.

As highlighted above, the DO and PO 1.1 of the zone contemplate various commercial, health, education and recreation uses that serve the wider area. While these provisions are

silent on residential development, the supporting DPF lists dwellings, supported accommodation and community facilities as appropriate land uses.

PO 1.3, 1.4 and 1.5 of the zone also support residential development provided it “does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit”. It is important to recognize that the proposed accommodation is a form of community housing that will be managed by a local community housing provider (Dunbar Homes Inc). Such housing will benefit disadvantaged people in need and will be an asset to the wider community. PO 1.3 of the zone is satisfied.

The proposed community housing will also complement the recently approved ‘health hub’ that is to be located immediately east of the site. The health hub will include a mix of community and indoor recreation facilities and consulting rooms. The complementary nature of these uses is consistent with PO 1.4 of the zone.

In circumstances where residential development is consistent with PO 1.3 and 1.4 and therefore is appropriate, PO 1.5 contemplates residential development at medium-to-high densities. As the subject land has a total area of approximately 7680m², the net residential density of the development has been calculated at 39 dwellings per hectare, which is in the medium-density range.

For these reasons, the proposal will not undermine existing non-residential development or the long-term provision of services and facilities and therefore is orderly and appropriate from a land use perspective.

Building Design, Scale and Appearance

The following key provisions of the Urban Activity Centre Zone are considered relevant to an assessment of the design outcome of the proposed development:

| | |
|--|---|
| PO 2.1 <i>Development throughout the zone that integrates with existing development through building scale, connections and complementary land uses.</i> | <i>No corresponding DTS/DPF</i> |
| PO 2.3 <i>Buildings are sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares.</i> | <i>No corresponding DTS/DPF</i> |
| PO 2.6 <i>Buildings and facilities are sited and designed to provide an active frontage to the public realm, contributing to streetscapes and spaces that encourage social interaction.</i> | DTS/DPF 2.6 <i>Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.</i> |
| PO 3.1 | DTS/DPF 3.1 |

| <i>Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation and Maximum Building Height (Metres) Technical and Numeric Variation, and is otherwise generally medium rise development, with the highest intensity of built form at the centre of the zone, and lower scale at the peripheral zone interface.</i> | <i>Building height is:</i> <i>(a) not greater than:</i> <table><tr><th>Maximum Building Height (Metres)</th></tr><tr><td>Maximum building height is 16.5m</td></tr><tr><th>Maximum Building Height (Levels)</th></tr><tr><td>Maximum building height is 4 levels</td></tr></table> | Maximum Building Height (Metres) | Maximum building height is 16.5m | Maximum Building Height (Levels) | Maximum building height is 4 levels |
|---|---|----------------------------------|----------------------------------|----------------------------------|-------------------------------------|
| Maximum Building Height (Metres) | | | | | |
| Maximum building height is 16.5m | | | | | |
| Maximum Building Height (Levels) | | | | | |
| Maximum building height is 4 levels | | | | | |
| PO 3.2 <i>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.</i> | <i>No corresponding DTS/DPF</i> | | | | |

The proposal includes single-storey dwellings fronting Orange Avenue, a two-storey supported accommodation and community hall building located behind the dwellings and four single story dwellings further to the rear.

DO 2 of the zone is seeking buildings “designed to enhance the quality of the public realm”. It is noted that the front single-storey dwellings address an internal driveway rather than the street frontage and sit behind a two-metre fence. Although this design approach could be improved to provide a more active and visually attractive frontage, on balance, the built form will integrate with existing development through a simple modern design and low scale and the boundary fencing along the frontage. The fence will comprise a combination of colorbond panel with trellis/native climbing plants and horizontal slats, proving a combination of privacy & permeability for visibility to the street. PO 2.1 of the zone is reasonably satisfied.

The proposed two-storey supported accommodation building is located behind the front dwellings and is more than 27 metres from the road frontage. The design of the building is of a relatively high standard and the building height of 7 metres is well below the maximum building height of 16.5 metres and four levels sought by DPF 3.1 of the zone. The low building scale and significant separation to Orange Avenue and Brown Terrace will “mitigate visual impacts of building massing on residential development within a neighbourhood-type zone”, the nearest being on the southern-western side of Brown Terrace. The proposal therefore satisfies PO 3.1 and 3.2 of the zone.

There are no quantitative setback requirements for the Urban Activity Centre Zone. The front dwellings are setback 4 metres from the Orange Avenue frontage, which provides sufficient private open space for occupants and separation to existing residences on the opposite side of the road.

Although the street appearance and pedestrian access and passive surveillance could be improved with direct frontage, the overall design and appearance of the development is considered to complement the surrounding built form character and reasonably satisfies the relevant built form and character provisions of the Urban Activity Centre Zone and the general policies (Design in Urban Areas).

Interface Between Land Uses

The Urban Activity Centre Zone seeks development that includes:

Facilities within the centre sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity. (PO 1.2)

Development throughout the zone that integrates with existing development through building scale, connections and complementary land uses. (PO 2.1)

Further guidance is provided by the following 'Interface between Land Use' General Development Policies:

| | |
|--|---|
| DO 1 <i>Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.</i> | |
| PO 1.1 <i>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.</i> | <i>No corresponding DTS/DPF</i> |
| PO 3.1 <i>Overshadowing of habitable room windows of adjacent residential land uses in:</i> <i>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</i> <i>b. other zones is managed to enable access to direct winter sunlight.</i> | DTS/DPF 3.1 <i>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.</i> |
| PO 4.1 <i>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</i> | DTS/DPF 4.1 <i>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</i> |
| PO 6.1 <i>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</i> | <i>No corresponding DTS/DPF</i> |

The subject land interfaces with residential properties on the opposite side of Orange Avenue. The residential properties on Brown Terrace are approximately 100 metre away to the south-east.

DO1 and PO 1.2 (Interface between Land Uses) seek to ensure that new development is designed and operated in a manner that adequately protects the amenity of the locality. While it is anticipated that the proposal would generate some traffic, the overall amount of noise and disturbance is not expected to be significant given the sensitive nature of the proposed land uses (i.e. residential) and the lower vehicle ownership associated with community housing.

The low-impact nature of the development would ensure the goal noise levels of *Environment Protection (Noise) Policy 2007* are achievable as required by PO/DPF 4.1.

The siting of car parking areas adjacent to existing/proposed non-sensitive uses and the siting of bin stores in concealed areas away from boundaries will further mitigate external impacts.

As the proposed residential use is a sensitive receiver, PO 1.1 requires such development to be sited and designed to protect occupants from adverse impacts that may be generated by existing non-sensitive land uses. The site is adjacent to an approved health hub to the east and existing sports and recreational facilities to the south and west. Even though these uses do not generate significant noise, the proposed buildings are well setback from side and rear boundaries and are orientated so that the main habitable windows face toward the front and rear (north and south) and not exposed to adjacent car parking areas on each side.

A condition has also been included to ensure that any external lighting is designed for access and security purposes only and is directed/shielded so as not to cause light overspill nuisance of nearby properties.

The adjoining bowling club has lights on the adjoining green that are used 1.5 hours one night per week between 8-9.30pm, between Nov and March. The proposal has been designed with fencing and a balcony to reduce the light spill over the proposed dwellings. In addition, the applicant has advised that a small bedroom window of each upper level unit that is potentially affected is below the roof of the covered walkway, with only a 1m gap between the walkway screen at the outer edge of the walkway and the roof. Combined with block out blinds, it is unlikely that the lights will cause a nuisance to occupants.

Accordingly, the proposal would not adversely impact upon the amenity of nearby sensitive uses by way of noise, light spill or traffic and has been appropriately sited and designed to ensure occupants are not adversely affected by existing non-sensitive land uses. DO 1 and PO 1.1, 3.1, 3.2 and 6.1 (Interface between Land Uses) have been satisfied.

Landscaping and Trees

The Regulated and Significant Tree Overlay includes the following provisions in relation to the retention of trees:

| | |
|--|--|
| <p>DO 1 <i>Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.</i></p> | |
| <p>PO 1.1 <i>Regulated trees are retained where they:</i></p> <ul style="list-style-type: none"> <i>a. make an important visual contribution to local character and amenity</i> <i>b. are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species</i> <p><i>and / or</i></p> <ul style="list-style-type: none"> <i>c. provide an important habitat for native fauna.</i> | <p><i>No corresponding DTS/DPF</i></p> |
| <p>PO 1.2 <i>Significant trees are retained where they:</i></p> <ul style="list-style-type: none"> <i>a. make an important contribution to the character or amenity of the local area</i> <i>b. are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species</i> <i>c. represent an important habitat for native fauna</i> <i>d. are part of a wildlife corridor of a remnant area of native vegetation</i> <i>e. are important to the maintenance of biodiversity in the local environment</i> <p><i>and / or</i></p> <ul style="list-style-type: none"> <i>f. form a notable visual element to the landscape of the local area.</i> | <p><i>No corresponding DTS/DPF</i></p> |

The following 'Design in Urban Areas' General Development Policies are also relevant to the proposal:

| | |
|--|--|
| <p>PO 3.1 <i>Soft landscaping and tree planting are incorporated to:</i></p> <ul style="list-style-type: none"> <i>a. minimise heat absorption and reflection</i> <i>b. maximise shade and shelter</i> <i>c. maximise stormwater infiltration</i> <i>d. enhance the appearance of land and streetscapes.</i> | <p><i>No corresponding DTS/DPF</i></p> |
|--|--|

A landscape proposal has been provided that includes a mix of small to medium-sized trees and lawn areas within private yards and adjacent to buildings, driveways and car parking areas. The proposed landscaping will provide shade, visually soften buildings and car parking areas and minimize heat loads. The landscaping is considered to satisfy PO 3.1 (Design in Urban Areas).

Transport, Access and Parking

The following Transport, Access and Parking provisions of the Code are considered relevant to the assessment of the proposal:

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|---|--|
| <p>PO 1.1 <i>Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.</i></p> | <p><i>No corresponding DTS/DPF</i></p> |
| <p>PO 1.4 <i>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.</i></p> | <p>DTS/DPF 1.4 <i>All vehicle manoeuvring occurs onsite.</i></p> |
| <p>PO 3.1 <i>Safe and convenient access minimises impact or interruption on the operation of public roads.</i></p> | <p><i>No corresponding DTS/DPF</i></p> |
| <p>PO 3.3 <i>Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</i></p> | <p><i>No corresponding DTS/DPF</i></p> |
| <p>PO 3.8 <i>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types</i></p> | <p><i>No corresponding DTS/DPF</i></p> |

| | |
|---|---|
| <p><i>of vehicles that are reasonably anticipated.</i></p> <p>PO 5.1 <i>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:</i></p> <ul style="list-style-type: none"> <i>(a) availability of on-street car parking</i> <i>(b) shared use of other parking areas</i> <i>(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</i> <i>(d) the adaptive reuse of a State or Local Heritage Place.</i> | <p>DTS/DPF 5.1 <i>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:</i></p> <ul style="list-style-type: none"> <i>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area</i> <i>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply</i> <i>(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.</i> |
| <p>PO 6.2 <i>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.</i></p> | <p><i>No corresponding DTS/DPF</i></p> |

The proposal includes two separate vehicle crossovers with simultaneous two-way access onto Orange Avenue. The access points are appropriately located and designed to facilitate safe and convenient vehicle movements. PO 2.1, 3.1, 3.3 and 3.4 (Transport, Access and Parking) are therefore satisfied.

A common internal driveway provides access to five separate at-grade car parking areas with a total of 30 spaces. The 10 dwellings at the front of the site are all provided with one carport space.

As the site is within a “Designated Area” and meets the locational criteria for a high frequency public transit area, the car parking requirements of *Table 2 - General Off-Street Car Parking Requirements in Designated Areas* are applicable. Table 2 prescribes the following parking rates:

- 1 space per dwelling in a residential flat building;
- 0.75 spaces for a dwelling; and
- A minimum of 3 spaces per 100m² of gross leasable floor area and a maximum of 6 spaces per 100m² of gross leasable floor area for all non-residential development.

As Table 2 does not provide a parking rate for supported accommodation, it is noted that Table 1 - General Off-Street Car Parking Requirements prescribes a car parking rate of 0.3 spaces per bed for supported accommodation. In this instance, it is considered appropriate to apply this reduced rate to the 16 dwellings within the two-storey building and the four dwellings toward the rear as these dwellings will primarily be occupied by people with high needs.

Based on the above car parking rates, the proposal has a car parking demand for at least 31 spaces:

- 10 x dwellings (front) – 10 spaces
- 16 x supported accommodation units – 9.6 spaces
- 4 x dwellings (supported) – 2.4 spaces
- Community centre (300m²) – 9 spaces

Given that the proposal includes a total of 40 car parking spaces, sufficient on-site vehicle parking will be provided to meet the needs of the development in accordance with PO/DPF 5.1 (Traffic, Access and Parking).

The applicant has provided a brief traffic and parking assessment prepared by MFY Consultants. The report establishes that:

- On-site parking is provided in accordance with relevant Australian Standards, with safe and convenient access for drivers;
- All vehicles will safely enter and exit the site in a forward direction;
- The proposal will cater for the forecast parking demand;
- At most, there would be a traffic generation of 70 trips per day or seven trips during the peak hour associated with the development, which is very low and would not result in any perceptible change to traffic on Orange Avenue and the surrounding road network;
- Tracking diagrams demonstrate that a waste vehicle will be able to turn within the site allowing it to enter and exit in a forward direction; and
- The proposal will not impact the nature or function of the adjacent roads.

It has been demonstrated that the proposal sufficiently meets the anticipated car parking demand generated during peak periods and would not lead to conditions detrimental to the free flow and safety of pedestrian and vehicular traffic on the surrounding road network. The above provisions of the General Section (Transport, Access and Parking) have been satisfied.

Waste Management

The following ‘Design in Urban Areas’ General Development Policies are relevant to the proposal:

| | |
|---|---------------------------------|
| PO 11.1 <i>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.</i> | <i>No corresponding DTS/DPF</i> |
| PO 11.2 <i>Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</i> | <i>No corresponding DTS/DPF</i> |
| PO 11.4 <i>Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</i> | <i>No corresponding DTS/DPF</i> |

The proposal includes three bin stores located adjacent to the internal driveway and enclosed with timber slat screens. The bin storage area will not be visible from public areas as required by PO 11.2.

The applicant has provided a Waste Management Plan (WMP) prepared by Colby Phillips Advisory. The WMP confirms that a standard three-bin system will be used (general waste / recycling / organics) and collection will take place by Council’s waste collection contractor, NAWMA.

There will be minimal inconvenience to traffic flows during bin collection as it has been demonstrated that a collection vehicle can safely enter and egress the site in a forward direction.

The proposal is considered to satisfy the above performance outcomes.

Stormwater Management

The following provisions of the Hazards (Flooding – General) Overlay are considered relevant to an assessment of the proposal:

| | |
|--|--|
| DO 1 <i>Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.</i> | |
| PO 2.1 <i>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.</i> | DTS/DPF 2.1 <i>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.</i> |

A civil design has been prepared by Struktura Engineers with all roof and surface water proposed to be collected and diverted to a series of rainwater tanks and bio retention basins, with overflow directed to the Orange Avenue water table.

Although Council's Civil Engineer is supportive in principle of the proposed stormwater management system, several queries relating to water quality treatments, management of runoff from the community hall and the provision of DRAINS modelling are still to be satisfactorily resolved. Therefore, a Reserved Matter is recommended to enable these matters to be resolved and incorporated into the final civil design prior to the granting of Development Approval.

Site Contamination

The following 'Site Contamination' General Development Policies are relevant to the proposal:

| | |
|---|--|
| DO 1 <i>Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.</i> | |
| PO 1.1 <i>Ensure land is suitable for use when land use changes to a more sensitive use.</i> | DTS/DPF 1.1 <i>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</i> |

| | |
|--|---|
| | <p><i>sensitive use</i></p> <p>(c) <i>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)</i></p> <p>(d) <i>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></p> <p style="padding-left: 40px;">i. <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-</i></p> <p style="padding-left: 80px;">A. <i>site contamination does not exist (or no longer exists) at the land</i></p> <p style="text-align: center;"><i>or</i></p> <p style="padding-left: 80px;">B. <i>the land is suitable for the proposed use or range of uses (without the need for any further remediation)</i></p> <p style="text-align: center;"><i>or</i></p> <p style="padding-left: 80px;">C. <i>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)</i></p> <p style="text-align: center;"><i>and</i></p> <p style="padding-left: 40px;">ii. <i>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).</i></p> |
|--|---|

The above Code provisions seek to ensure that the land is suitable for the proposed use from a site contamination perspective.

As the proposal involves a change in the use of land to a more sensitive use, Planning Direction 14 – Site Contamination Assessment 2021 requires the applicant to provide a Preliminary Site Assessment (PSI). A PSI has been prepared by Tonkin Consulting and includes a limited soil investigation.

The report findings are summarised as follows:

- No significant contaminating activities have been identified on the site or have been thought to have occurred within proximity to the site.
- Potential pollutant linkages were identified onsite from the imported fill material but from the soil investigation, potential risks associated with the presence of the contaminant linkage are low and further assessment of the imported materials may not be considered necessary due to the material being classified as waste fill.
- Although potentially contaminating activities have occurred on site through the importation of fill material to form mounds, soil sampling to date, although limited in nature, has found no exceedances of the existing health-based criteria for the most sensitive residential setting.
- Investigations were limited to accessible areas of the site and therefore data gaps exist at this stage. It is therefore recommended that an additional assessment is undertaken targeting the bitumen hardstand areas as well as the southern-most portion of the proposed development area.

Given that the report findings do not include a statement of site suitability and recommend an additional assessment of target areas on-site, a Reserved Matter is recommended to enable additional investigations to be undertaken to demonstrate for the site is suitable for the proposed use.

14. 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 and would not undermine existing and desired land uses sought by the Urban Activity Centre Zone and is appropriate within the context of the locality;
- Delivers a satisfactory design outcome, with a simple built form that is low in scale, well setback from boundaries and enhanced by a mix of soft landscaping;
- Provides appropriate vehicular access and a sufficient number of car parking spaces to accommodate the proposed uses;
- Will not result in any negative impacts on adjacent development and is appropriately separated from residential areas to minimise potential interface issues; and
- Has appropriately addressed the management of stormwater.

Accordingly, it is recommended that Planning Consent be granted, subject to Reserved Matters and Conditions.

15. 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; and
- B. Pursuant to Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to Development Application 23010242 for Construction of a community housing development comprising 10 single-storey dwellings, a two-storey supported accommodation building with 16 units, 4 single story dwellings for high needs care, a community hall and associated internal roads, car parking, landscaping and fencing in accordance with the plans and details submitted with the application and subject to the following Reserved Matters and Conditions:

Reserved Matters:

The following matters 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. A revised civil stormwater design that includes appropriate water quality treatments and management of runoff from the community hall and is supported DRAINS modelling.
2. Additional site/soil investigations demonstrating that site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) or a site contamination audit report prepared under Part 10A of the Environment Protection Act 1993.

Planning Consent Conditions

1. *The development shall be carried out in accordance with the plans and supporting documents, except where otherwise varied by the conditions herein.*
2. *All driveways, parking and maneuvering areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation and shall be maintained in reasonable condition at all times to the satisfaction of Council.*
3. *All car parking areas shall be marked in a distinctive fashion to delineate the parking spaces, prior to the occupation of the development.*
4. *The proposed car parking layout and access areas and vehicle head clearances shall conform to Australian Standard AS 2890.1:2004- Off-street Car parking and Australian Standard 2890.6:2009 - Off-Street Parking for People with Disabilities.*

5. *Driveway, car parking spaces, maneuvering areas and landscaping areas shall not be used for storage or display of materials or goods.*
6. *All landscaping shall be planted in accordance with the Landscape Plan prepared by GSD dated 29 March 2023 prior to the occupation of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any plants which may become diseased or die.*
7. *External lighting shall be restricted to that necessary for security purposes only and be designed, directed and shielded in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting so as to cause no adverse light overspill nuisance to nearby properties.*

Advice Notes

Rights of Appeal

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).

Building Rules Consent and Approval Still Required

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.

Commencement

The development shall be lawfully commenced by substantial work on the site of the development within 2 years from the date of Development Approval. If substantial work on the site has occurred within 2 years, the development shall be substantially or fully completed within 3 years from the date of Development Approval.

Advice regarding Council land

This Development Approval does not constitute land owner's approval. The following applies to any works on Council land:

1. 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*.
2. 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 root expansion.
3. 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;

4. It is the developers'/owners' 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 wilful damage.

Siting of Building Work

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.

Plans Available Onsite

The Council approved plans should be available on site at all times while performing the building work.

Fences Act

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>

Building Work Affecting Other Land

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:

- 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;
- 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;
- 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>

Construction Noise

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.*

EPA and Local Nuisance Matters

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>.

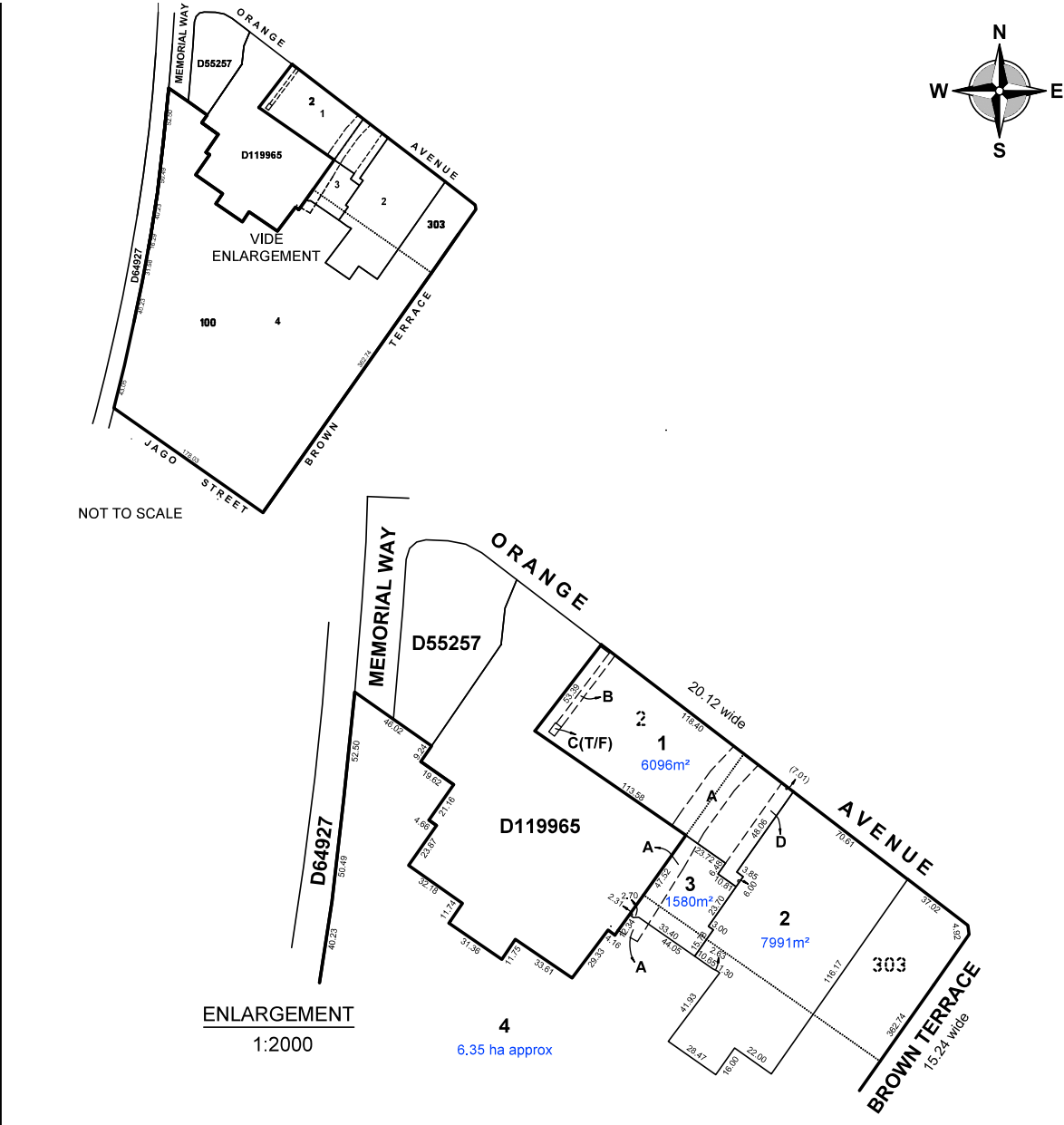
Amendments

Except where otherwise varied by this Consent, the conditions imposed are in addition to conditions that apply to the site from previous approvals that remain active.

ATTACHMENTS

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

1. Proposed Site [↓](#)
2. Proposed Plans and Supporting Documentation [↓](#)
3. Extract of Planning and Design Code [↓](#)



PlanSA 22
Development No. / /
City of Salisbury

Proposed Plan of Division
Allotment 2 in D114592,
Allotment 303 in D55257,
Allotment 100 in D119965
Hundred of Yatala
in the area named
SALISBURY

CT 6188/219, CT 6253/354, CT 6218/507
Registered Proprietor: City of Salisbury

0 20 40 80 120 160 200 m
1:2000

Subject to easements over the land marked A, B & C(T/F) to Distribution Lessor Corporation.

New Right of Way easement marked D in favour of allotments 2 and 3.

Dimensions and areas are subject to survey.

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LICENSED SURVEYOR

| | |
|-----------|----------------|
| REF: | 21A0052 |
| DWG NO.: | 21A0052PROP(C) |
| REVISION: | C |
| JEA | 24/11/2022 |

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+ Construction + Mining +
+ Spatial Information Management +

Alexander Symonds
Surveying Consultants

Item 8.1.3 - Attachment 1 - Proposed Site



PLANNING REPORT
15-23 Brown Terrace, Salisbury
Community Housing
6 April 2023



Contents

| | |
|--|-----------|
| 1. Introduction | 2 |
| 2. Background | 3 |
| 3. Proposed Development | 4 |
| 4. Subject Land and Locality | 7 |
| 4.1. Subject Land | 7 |
| 4.2. Subject Site | 7 |
| 4.3. Locality | 7 |
| 5. Planning & Design Code | 8 |
| 5.1. Zoning and Overlays | 9 |
| 5.2. Public Notification | 9 |
| 5.3. Referrals | 9 |
| 5.4. Assessment..... | 9 |
| 5.4.1. Land Use and Intensity | 10 |
| 5.4.2. Height | 12 |
| 5.4.3. Siting | 12 |
| 5.4.4. Built Form and Character | 12 |
| 5.4.5. Car Parking and Traffic | 13 |
| 5.4.6. Private/Communal Open Space | 14 |
| 5.4.7. Landscaping..... | 14 |
| 5.4.8. Waste Management | 15 |
| 6. Conclusion | 16 |
| Appendix 1 Proposal Plans | |
| Appendix 2 Traffic Report | |
| Appendix 3 Waste Management Report | |



1. Introduction

This report has been prepared to supplement a development application to be lodged by Rossdale Homes, for a community housing development on the land at 11-17 Orange Avenue and 15-23 Brown Terrace, Salisbury.

More specifically, the proposed development comprises the following elements:

- Supported Accommodation
- Semi-detached Dwellings

The land to be occupied is currently a portion of Salisbury Oval and is to be divested by the Council as part of its Salisbury Oval Precinct masterplan. A separate development application for the division of the land to reflect the boundaries of the site of the proposed development has been lodged by the City of Salisbury.

The proposed development is a form of development which is required to be "Performance Assessed" against the Planning & Design Code (the Code) and is not subject to public notification.

I have inspected the land, reviewed the Code and formed a carefully consider opinion on the extent to which the development application is consistent with the Code, as set out in this report.



2. Background

Following community feedback from consultation in 2015 and 2016, the City of Salisbury developed the Salisbury Oval Master Plan to guide development of the area for sport, passive recreation and residential development, including new outdoor parks and walking trails, improved access to the Salisbury City Centre and a place where residents and visitors will want to spend time.

The Council’s intention through the masterplan, is to create “a high quality integrated precinct that provides a complementary mix of amenities including a premier sporting facility, open spaces, community services and residential areas which are accessible and have strong links to the Salisbury City Centre and surrounding areas.”

The subject land, comprising a portion of the purple area 5 in Figure 1, was identified in the masterplan as an opportunity for “development of housing or other opportunities”.

Through a tender process, Rossdale Homes in collaboration with interested partners have been provided the opportunity to develop a portion of area 5, subject to obtaining relevant approvals.

At the Council Assessment Panel meeting held on 28 March 2023, the Panel granted Planning Consent to a development application by Rossdale Homes to construct a Community Health Hub on a portion of Area 5. The site which is the subject of this report adjoins the Health Hub site.

Figure 1. Salisbury Oval Masterplan



3





3. Proposed Development

The proposed development comprises the construction of community housing comprising a mix of housing for persons requiring/together with regular medical and/or personal care assistance (ie. supported accommodation) and rental accommodation targeted at seniors or low income tenants. More specifically, the proposal comprises:

- a two storey building for supported accommodation comprising 16 x 2 bedroom apartments and a community facility;
- five pairs of single storey semi-detached dwellings (10 dwellings in total) adjacent Orange Avenue;
- two pairs of single storey 2 bedroom supported accommodation units (4 units in total) at the rear of the site for high needs clients and their carers; and
- common roadways, car parking, fencing and landscaping.

Two Storey Supported Accommodation Building

The two storey supported accommodation building comprises 8 apartments at ground level and another 8 apartments at first floor level. Fourteen of the apartments are designed for high needs clients under the National Disability Insurance Scheme (NDIS), with the remaining 2 to be used to accommodate carers.

Eight car parking spaces are proposed at ground level within garages, to be used by carers. High needs clients are unable to drive, so are not expected to have a car.

All ground level apartments have their own private open space at the rear, while the upper level apartments have forward facing balconies.

Five external staircases provide access to a common walkway which runs along the rear of the upper level apartments and also provides access to the upper level of the community facility.

The community facility comprises an activity hall, carer facilities and amenities at ground level and offices and a roof garden at first floor level.

The building presents as five distinct 'pods', linked by external stairs and roofs over common hallways in between. The four 'pods' containing apartments are to be finished in a combination of face brickwork, rendered brickwork, glass balustrades and feature vertical aluminium battens. The 'pod' containing the community facility is to be finished in a combination of James Hardie 'Axon' cladding, texture coated powerpanel and a feature stone wall.

Semi-detached Dwellings

In my opinion, the 10 dwellings proposed adjacent to Orange Avenue are most appropriately described as semi-detached dwellings. The Planning & Design Code defines a semi-detached dwelling as a dwelling:



- a) *occupying its own site and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current planning authorisation; and*
- b) *comprising 1 of 2 dwellings erected side by side, joined together and forming, by themselves, a single building.*

It is questionable as to whether each of the dwellings occupy their 'own site'. Site is defined as:

"the area of land (whether or not comprising a separate or entire allotment) on which a building is built, or proposed to be built, including the curtilage of the building, or in the case of a building comprising more than 1 separate occupancy, the area of land (whether or not comprising a separate or entire allotment) on which each occupancy is built, or proposed to be built, together with its curtilage."

I consider that each proposed dwelling has its own discreet curtilage, notwithstanding that car parking is proposed via a common driveway.

Each dwelling is single storey, has two bedrooms and a carport for one car. Private open space is proposed at the rear adjacent to Orange Avenue. The dwellings are proposed to be rental housing targeted at seniors or low-income tenants.

All dwellings have rendered brickwork external walls, feature stone walls and corrugated colorbond pitched roofs. Two pairs of dwellings have gable roof forms over the carports and entries, while the other three pairs have hipped roof forms. The same two pairs with gable roof forms facing internally also have gable roof forms at the rear and James Hardie scyon wall cladding facing Orange Avenue.

Single Storey Supported Accommodation Units

The single storey supported accommodation units at the rear of the site are to be occupied by for high needs clients under the National Disability Insurance Scheme (NDIS) and their carers. Each unit comprises two bedrooms, while each pair of units includes a shared car parking space and carers accommodation.

The units are proposed to have face brickwork external walls, rendered porticos and corrugated colorbond hipped roofs.

Common Roadways, Parking, Fencing and Landscaping

Two vehicular access and egress points are proposed; one at either end of the frontage to Orange Avenue. An internal two-way roadway in between the semi-detached dwellings and the two storey supported accommodation building links the two access/egress points. Another internal roadway provides access to the single storey supported accommodation units at the rear of the site.



Thirty (30) at grade uncovered parking spaces are proposed in various locations alongside the internal roadways. Further visitor parking for another eight (8) cars is able to be accommodated in front of the carports of the semi-detached dwellings.

Landscaping areas are proposed at various locations alongside the internal roadways, with plantings of seven different species of trees amongst lawn, understory plantings and hedging plants. Trees are also proposed between the semi-detached dwellings and Orange Avenue and at the rear of the two storey supported accommodation building.

A 2.0m high feature fence is proposed along the Orange Avenue frontage, comprising colorbond horizontal slats between stone piers, with some of the panels inset from the boundary slightly to allow for a creeper to be grown on them. Feature sections of stone wall are proposed adjacent to each of the entry/egress points.

Fencing of all other boundaries is proposed to be 1.8m high colorbond fencing.



4. Subject Land and Locality

4.1. Subject Land

The subject land comprises portions of allotments:

- 11-17 Orange Avenue (CT 6188/219);
- 15-21 Brown Terrace (CT 6253/354); and
- 23 Brown Terrace (CT 6218/507).

Figure 2 below shows the location of the subject site relative to the three allotments. A separate development application for the division of land to create a new allotment reflecting the site of the proposed development has been lodged by the Council.

Figure 2. Site relative to existing allotment boundaries



4.2. Subject Site

The site of the proposed development, shown Figure 2 above, has an area of 7,680m², a frontage to Orange Avenue of 118.5m and a depth of up to 93.6m. The site is essentially flat in topography.

The Site is occupied by a disused lawn bowling green, a hardcourt and a portion of car park of the former St Jays recreation centre. A vehicular entrance which provided access from Orange Avenue to the former recreation centre car park remains.

There are no Regulated Trees or Significant Trees on the subject site.

4.3. Locality

7





The locality of the subject site is considered to extend along Orange Avenue between Memorial Avenue and Brown Terrace. It is considered to include much of the Salisbury Oval area, as views of the proposed buildings would be possible across oval. The train line forms the western boundary of the locality and the Salisbury bus and train interchange is located just outside the locality on the northern side of Park Terrace. The extent of the locality is illustrated in Figure 3.

The locality contains a mix of recreational activities and open space occupying Salisbury Oval, educational facilities, dwellings and various community-based land uses.

Adjoining the subject site to the south is a lawn bowling clubroom, lawn bowling green and a croquet green. On the western side, the site is bounded by a car parking area for the bowling club. The eastern side of the subject site is the site of an approved Community Health Hub development.

The northern side of Orange Avenue comprises mostly single storey detached dwellings at low density, but also includes Meals on Wheels and a community club (RAOB) hall. North of Orange Avenue, Brown Terrace has Salisbury Primary School on the eastern side and a new residential flat building for supported accommodation on the western side. South of Orange Avenue, Brown Terrace is characterised by single storey detached dwellings at low density adjacent to Salisbury Oval. These dwellings are located in the General Neighbourhood Zone, whereas the remainder of the locality is located in the Suburban Activity Centre Zone.

Figure 3. Locality of the Subject Site



5. Planning & Design Code



5.1. Zoning and Overlays

The subject land is located in the Urban Activity Centre Zone (the Zone). The two Desired Outcomes (D01 and D02) for the Zone are:

"A cohesive and legible environment supporting a broad spectrum of regional level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours"

and

"Primary business, shopping and entertaining areas are integrated with public transport facilities, pedestrian and cycling networks, and community transport infrastructure, and designed to enhance the quality of the public realm."

There are no sub-zones applicable to the subject land.

The following Overlays are applicable:

- Aircraft Noise Exposure (ANEF 20)
- Airport Building Heights (Regulated) (All structures over 15 metres)
- Affordable Housing
- Building Near Airfields
- Defence Aviation Area (All structures over 90 metres)
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- Traffic Generating Development

5.2. Public Notification

The proposed land use is not listed in Table 5 of the Zone as being exempt from public notification. There is a 'catch-all' clause in Table 5 for all forms of development being exempt from public notification, provided that the site of the development is not adjacent land to a site (or Land) used for residential purposes in a neighbourhood-type zone.

Having regard to the definition in the Code for adjacent land (ie. 60 metres), the site of the proposed development is not adjacent to dwellings in the General Neighbourhood Zone on the eastern side of Brown Terrace. Specifically, the site of the proposed development is 109 metres from the front boundaries of residential properties along Brown Street between Herbert Street and Compuda Street.

Accordingly, the development application will not be subject to public notification.

5.3. Referrals

The proposed development does not result in any statutory referrals.

5.4. Assessment

9





5.4.1. Land Use and Intensity

Performance Outcome 1.1 of the Zone states:

"Shops, offices, entertainment, health, education and recreation related uses and other businesses that provide a comprehensive range of goods and services to the region."

The associated DPF (DPF 1.1) lists dwellings and supported accommodation as desired land uses within the Zone. The proposed development comprises both of those uses. If the community centre was considered a separate land use (which I do not), I note that community facility is also listed.

Although residential development does not appear to relate directly to the performance outcome, it is clearly anticipated in the zone, by virtue of being listed in the designated performance feature. The absence of any mention of residential development in the performance outcome is therefore likely to be an unintentional oversight rather than an intentional omission; especially since there are other policies of the Zone (PO 1.3, 1.4 and 1.5) which speak to residential development. These policies are set out below:

Performance Outcome 1.3

"Residential development does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit."

Performance Outcome 1.4

"Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities and contribute to making streets and pedestrian thoroughfares pleasant and lively places."

Performance Outcome 1.5

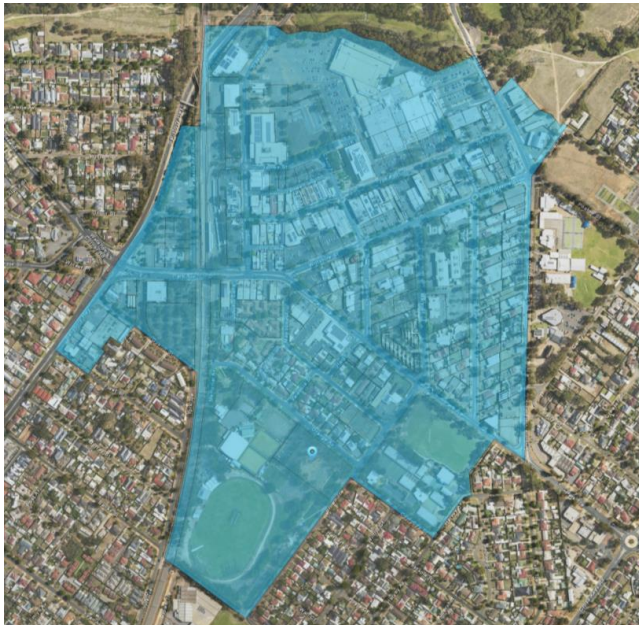
"Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves medium-to-high densities."

Performance Outcomes 1.3 and 1.4 are similar in that they seek to ensure that the Zone continues to accommodate a suitable and viable mix of residential and non-residential land uses. To a certain extent, that mix is reasonably ensured within the Salisbury Oval precinct, as it has been determined by the Salisbury Oval Masterplan (refer Section 2 of this report). There is a clear intent from the Council, for the majority of Salisbury Oval to be retained for recreation use.

The designated performance feature associated with PO 1.4 (DPF 1.4) seeks dwellings located at upper levels above non-residential uses at ground level.

The proposal is not consistent with this policy, with the dwellings and many of the supported accommodation units and apartments located at ground level. That said, the subject land is located at the periphery of the Suburban Activity Centre Zone, within a sport and recreation precinct, creating a very different context than a site in the centre of the zone, such as John Street, where it is more important to preserve land at ground level for non-residential uses. Figure 4 shows the extent of the Suburban Activity Zone.

Figure 4. Extent of the Suburban Activity Centre Zone



With residential properties located on the opposite side of Orange Avenue, it is advantageous to have a residential use at ground level on the subject land, as non-residential uses increase the potential for amenity impacts (even though those adjacent residential properties are also located in the Suburban Activity Centre Zone and can therefore reasonably expect a greater level of impact than can residential properties in a neighbourhood-type zone).

Performance Outcome 1.3 seeks to ensure that residential development does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit. In the case of the proposed development, this means that it should not prejudice the continued operation of existing adjacent sport and recreation facilities to the south (ie. lawn bowling and croquet).

The proposed two storey supported accommodation building is approximately 7m from the closest part of the adjacent lawn bowling clubroom building and 8m from the bowling green. Two of the single storey supported accommodation units are approximately 6m from the croquet green. Unlike some sporting clubs, there is very little noise disturbance likely to be generated by either the lawn bowling club or the croquet club. Similarly, there would be very little noise disturbance created from the proposed residential development. As such, the uses are considered compatible with one another and capable of coexisting harmoniously.

Also of some relevance when considering whether the proposal may prejudice the operation of the adjacent lawn bowling club, is whether the proposed two storey building will overshadow the bowling green to the extent that its use and enjoyment is impacted. In this respect, overshadowing drawings have been prepared, which show that during the winter solstice, approximately 30% of the green would be shadowed at 9:00am and that by 12:00 midday, no portion of the green would be in shadow. Since this is the day of the year when overshadowing would be at its greatest, the shadowing impact



of the proposal is minimal and would not unreasonably impact on the use and enjoyment of the green.

Performance Outcome 1.5 seeks residential development at medium to high density, which is defined by the Code as 35 to 70 dwelling units per hectare (medium density) and greater than 70 dwelling units per hectare (high density). The proposal has a net residential density of 39 'dwellings' per hectare (noting that the supported accommodation units/apartments are not strictly dwellings). This falls within the medium density range, consistent with DPF 1.5.

5.4.2. Height

Designated Performance Feature 3.1 of the Urban Activity Centre seeks building heights of not more than 4 levels (16.5m) and there is no minimum building height specified. The proposed combination of single level and two level buildings (up to 6.9m high) is therefore consistent with the height policy.

The single level building height of the proposed dwellings adjacent Orange Avenue is compatible with the height of buildings within the locality, most of which are also single storey.

Performance Outcome 3.2 states:

"Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone."

The associated Designated Performance Feature (DPF 3.2) seeks buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone. The proposed building is well within such building envelope.

5.4.3. Siting

There are no specific setback criteria relevant to development within the Suburban Activity Centre Zone. However, Performance Outcome 6.1 which addresses the location of car parking has direct siting implications. In particular, PO 6.1 states:

"Vehicle parking areas are sited and designed to minimise visual dominance when viewed from the public realm."

The row of ten semi-detached dwellings proposed adjacent to Orange Avenue prevents views of car parking and access roads internal to the site, consistent with PO 6.1. Although there is no street setback criteria relevant to development in the Suburban Activity Centre Zone, the proposed setback of the dwellings from Orange Avenue of 4m is compatible with the range of building setbacks in Orange Avenue.

5.4.4. Built Form and Character

Performance Outcome 2.1 of the Suburban Activity Centre Zone states:

"Development throughout the zone that integrates with existing development through building scale, connections and complementary land uses."



The proposed development is considered to integrate well with existing development in the locality. The dwellings adjacent Orange Avenue are modest in scale, with varying roof forms and material selections. Trees are proposed in the 4m setback between the dwellings and the street and the proposed fence along the street boundary is well detailed and articulated – an important consideration given its length.

Performance Outcome 2.3 states:

"Buildings are sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares."

The proposed development provides for pedestrian permeability through to the adjoining Health Hub site to the east. Given the residential nature of the proposed development, there is limited scope for further permeability/connectivity.

5.4.5. Car Parking and Traffic

Advice has been obtained from Melissa Mellen of MFY on the car parking and other traffic related aspects of the proposal.

Designated Performance Feature 5.1 of the Transport, Access and Parking section of the General Development Policies, states development provides a number of car parking spaces on-site at a rate no less than the amount calculated using Transport, Access and Parking Table 1 or Table 2 (Designated Areas), whichever is relevant.

Although the subject site qualifies for use of the rates in Table 2 due to being within 400m of the Salisbury Interchange, the development types proposed (ie. semi-detached dwellings and supported accommodation) only feature in Table 1. Specifically, Table 1 specifies the following rates:

- Semi-detached dwelling with 2 or more bedrooms – 2 spaces per dwelling, 1 of which is to be covered
- Supported accommodation – 0.3 spaces per bed

The community centre is ancillary to the development and will not generate additional parking demand.

Ms Mellen prepared her report at a time when it was understood that the semi-detached dwellings would be occupied by low-income tenants and advised that on this basis, the likelihood is that there would only be a demand for 1 parking spaces per dwelling. It has since been advised by the operator, Dunbar Homes Incorporated, that the housing will most likely be targeted at seniors. The Code includes a rate for housing for seniors of 1 space per dwelling (up to 2 bedrooms).

As there is no firm commitment to the nature of the tenants of the semi-detached dwellings, it is appropriate to apply the standard rate for semi-detached dwellings of 2 spaces, even though the likelihood is that the demand will be less.

There are 42 beds proposed in total for supported accommodation, equating to a demand for 13 car parking spaces for carers. Applying the worst case scenario demand of 2 spaces per semi-detached dwelling, this results in a demand for another 20 spaces. The maximum total parking demand for the development is therefore 33 car spaces, of which 10 should be covered. The proposal includes 56 car parking spaces, of which 18 are covered.

13



Ms Mellen has advised that the development would generate up to 70 vehicle trips per day or 7 trips during peak hour, which is very low and would not result in any perceptible change to traffic in the local street network.

Ms Mellen has advised that all on-site car parking and roadways allow for safe and convenient manoeuvring in accordance with the relevant standards, including a refuse collection truck for waste collection. These movements have been assessed on the basis of visitor cars being parked in front of the carports of eight of the semi-detached dwellings (which Ms Mellen has advised is unlikely to occur).

5.4.6. Private/Communal Open Space

Performance Outcomes 39.1 to 39.6 of the General Development Policies section of the Code provide a range of considerations in relation to the provision of communal open space for supported accommodation.

According to PO 39.1, supported accommodation should be designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors, while PO 39.2 allows private open space to be substituted for communal open space.

The proposal addresses these policies, through the provision of the community centre, which includes both indoor and outdoor communal areas. Each supported accommodation unit and apartment is also provided with private open space of good usable dimensions.

The private open space areas associated with each semi-detached dwelling readily achieve the rates set out in Table 1 – Private Open Space of the Design in Urban Areas section of the General Development Policies. Specifically, 48m² of private open space is proposed per dwelling, whereas the minimum requirement is 24m².

5.4.7. Landscaping

Performance Outcome 22.1 of the Design in Urban Areas section of the General Development Policies states:

"Soft landscaping is incorporated into development to:

- a) minimise heat absorption and reflection*
- b) contribute shade and shelter*
- c) provide for stormwater infiltration and biodiversity*
- d) enhance the appearance of land and streetscapes."*

The proposed dwellings have site areas of approximately 190m² each. For sites of between 150m² and 200m² per 'dwelling', PDF 22.1 states that 15% of the site should comprise soft landscaping. The proposed semi-detached dwelling sites include 24m² of soft landscaping, equating to 13% of the site area. This is close to achieving the DPF and is considered sufficient to achieve the performance outcome.

Consistent with Designated Performance Feature 34.1, soft landscaping is proposed between dwellings and the common driveway to improve the outlook for occupants and appearance of common areas..



5.4.8. Waste Management

The waste management needs of the proposed Health Hub have been evaluated by Colby Phillips and a report prepared. The report concludes the following in response to relevant policies of the Planning & Design Code:

- Waste volumes and bin quantities are provided in accordance with the SA Better Practice Guide recommendations
- The waste storage areas are enclosed and hence will be screened from public view. Waste areas are located centrally in the site to make disposal as convenient for residents as possible.
- The waste storage areas are enclosed and hence will be screened from public view. Waste areas are located centrally and away from all dwellings. Bin enclosures are more than 3m from any habitable windows
- Waste would be collected with rear lift trucks and side lift trucks. The trucks would enter and exit the site in a forward direction.
- The waste storage areas are enclosed and hence will be screened from public view. Waste areas are located centrally in the site to make disposal convenient for residents.
- Bin enclosures are more than 3m from any habitable windows
- Provision made on site for waste to be collected with rear lift trucks and side lift trucks. The trucks would enter and exit the site in a forward direction
- Collection systems are provided for source-separated landfill, recycling, and food waste. Bin wash is to be provided in the community building bin enclosure.
- The waste storage areas are enclosed and hence will be screened from public view. Waste areas are located centrally and away from dwellings.
- The waste storage areas are open areas to ensure complete ventilation. The enclosures are located more than 3m from the nearest opening window.
- The trucks would enter and exit the site in a forward direction. The trucks will reverse and turn around (3-point turn) within the site in some cases. This manoeuvring has been presented to NAWMA and considered acceptable.
- The Community Building will have a small (non-commercial) kitchen for meal preparation and may require a 660L skip bin with commercial collection of food waste.



6. Conclusion

The proposed supported accommodation and semi-detached dwellings development comprises land uses which are clearly envisaged in the Urban Activity Centre Zone and appropriately located amongst surrounding compatible and complementary land uses.

The proposed buildings are well within the building height criteria for the Zone and consistent with the established character of the locality. The largest of the proposed buildings has been well articulated into a series of discreet 'pods' to reduce its scale and create a pleasant amenity internal to the site.

The amount of car parking proposed on site exceeds the projected demand and the traffic which is likely to be generated is low and unlikely to make a perceptible difference to existing volumes in local streets. Waste management has been carefully considered in consultation with Council's waste contractor.

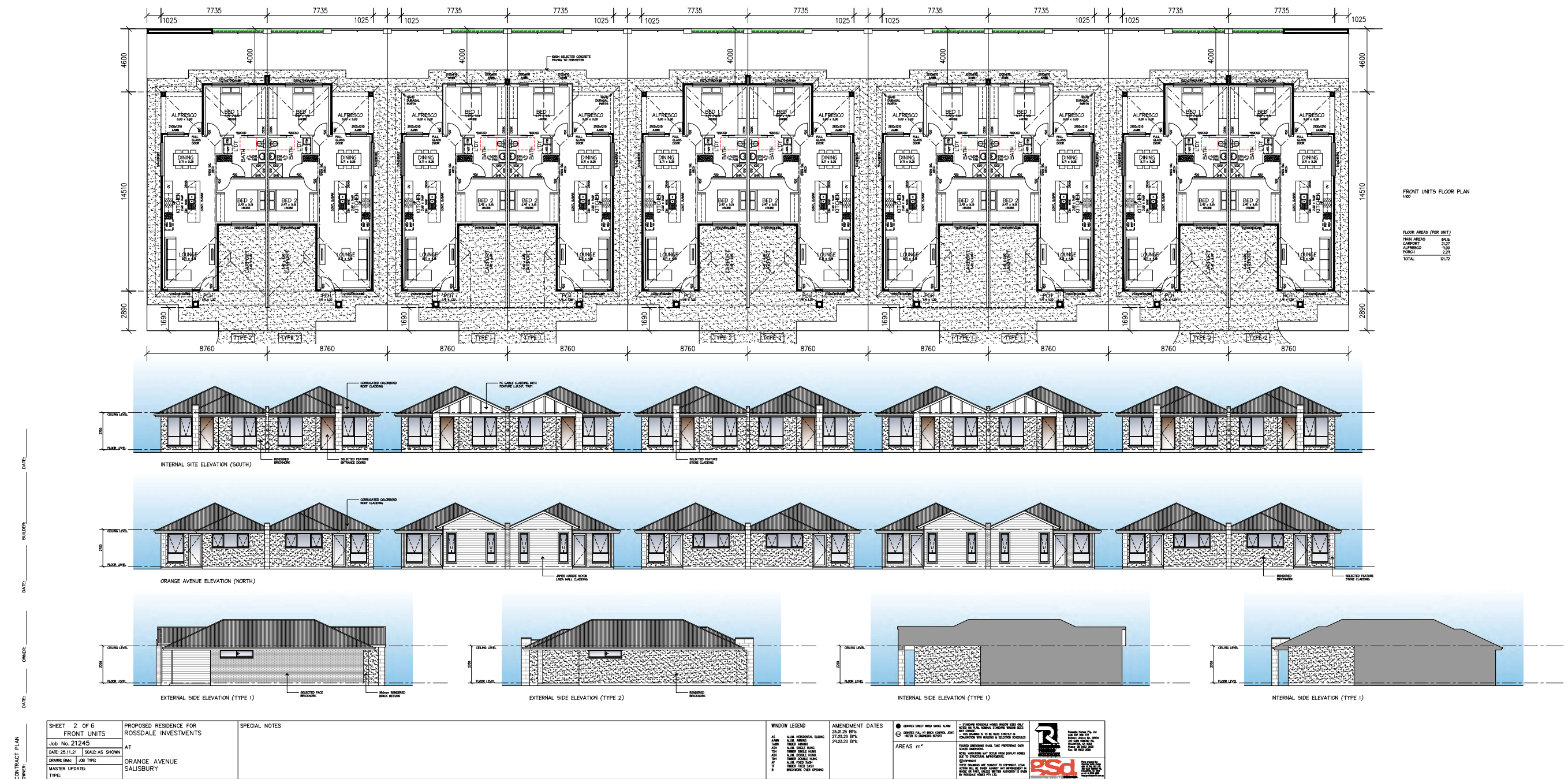
On balance, I consider that the proposed development sufficiently accords with the Planning & Design Code to be granted planning consent.

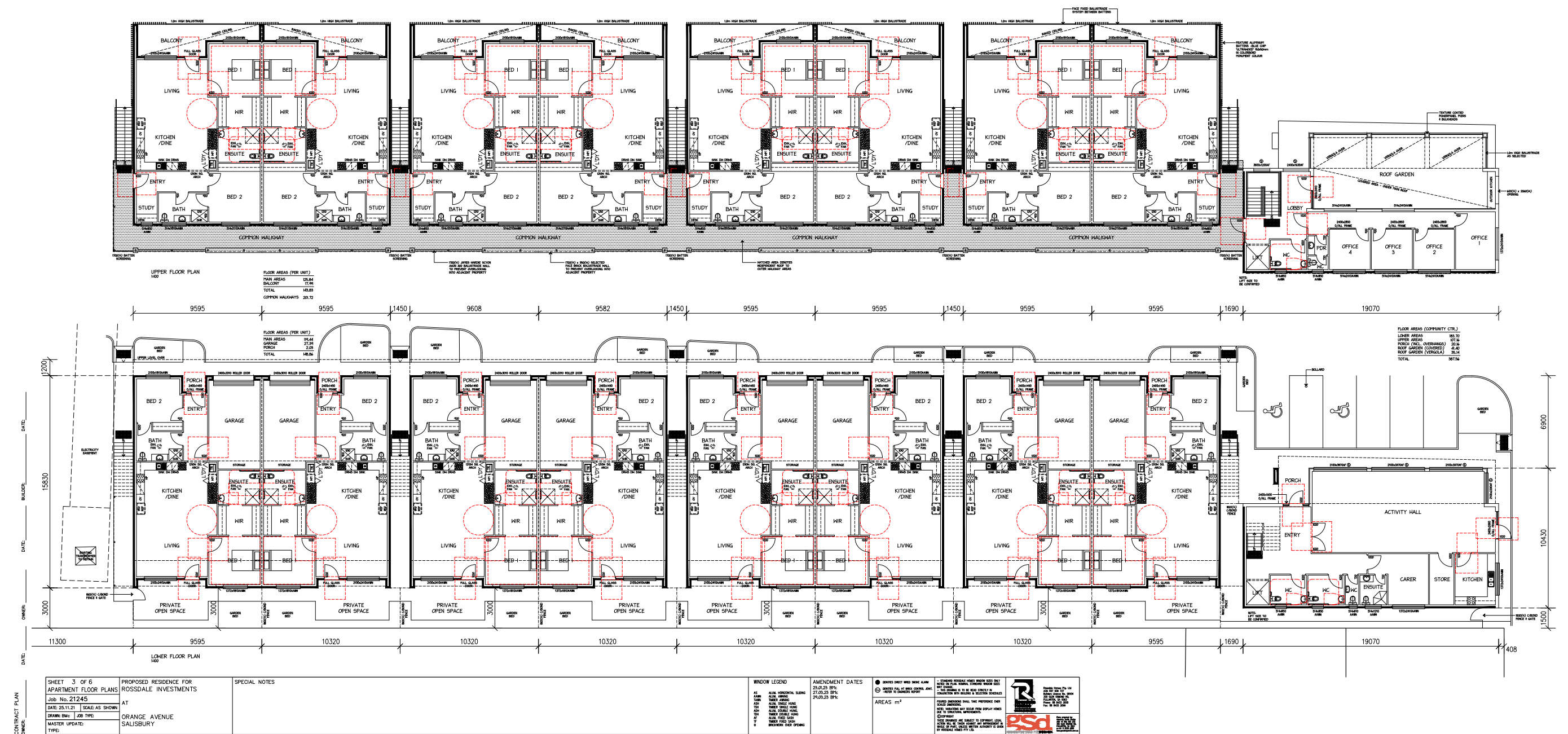
Mark Thomson
Director
THOMSON PLANNING



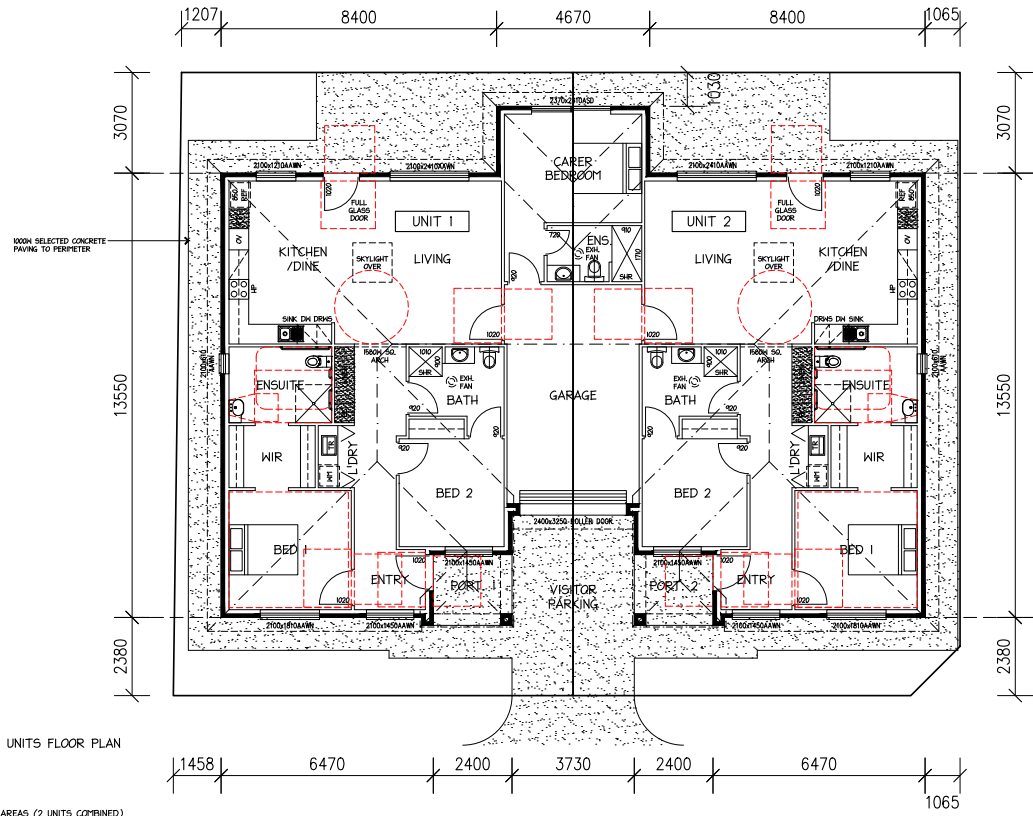
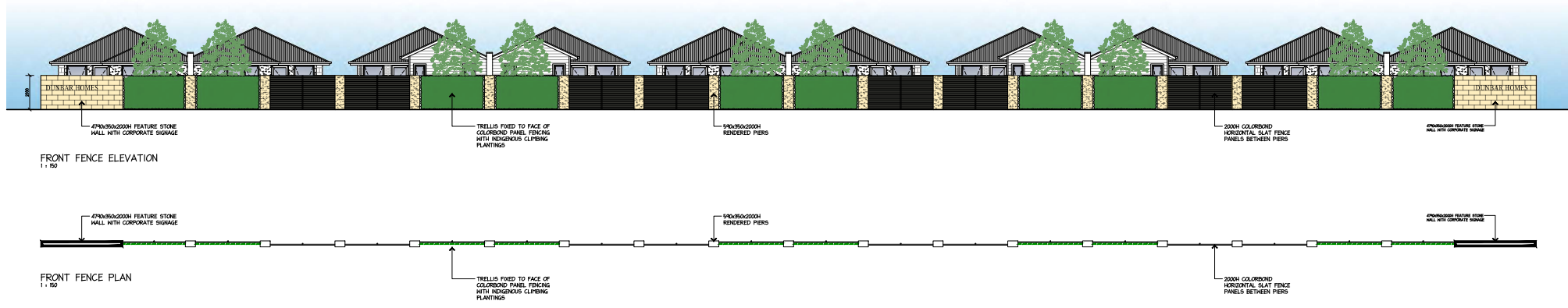
APPENDIX 1. Proposal Plans



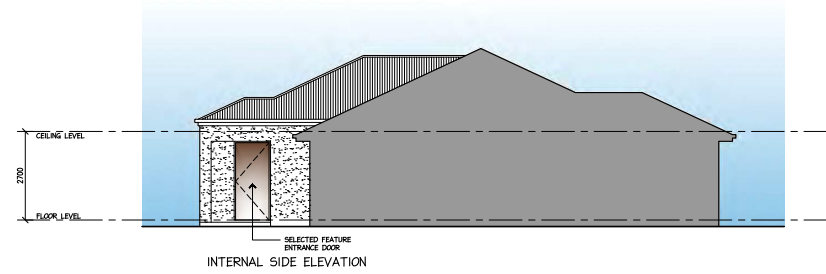
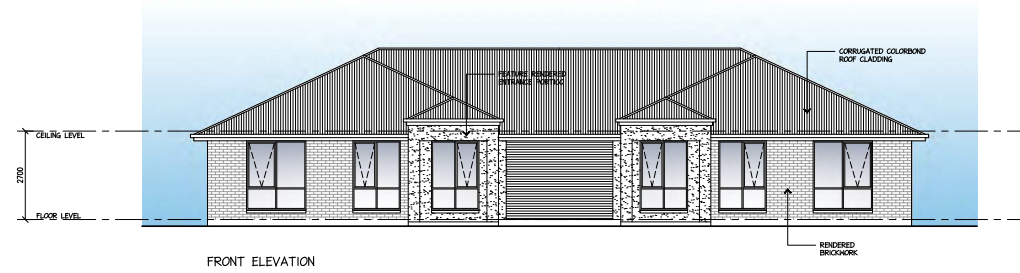








| REAR UNITS FLOOR PLAN | |
|--------------------------------|---------------|
| 1:100 | |
| FLOOR AREAS (2 UNITS COMBINED) | |
| UNIT 1 LIVING | 113.60 |
| UNIT 2 LIVING | 113.60 |
| GARAGE | 28.62 |
| CARER (BED & ENS) | 23.77 |
| PORTICO 1 | 5.27 |
| PORTICO 2 | 5.27 |
| TOTAL | 290.13 |



| | | |
|--------------------------|-----------------|--|
| SHEET 5 OF 6 | | PROPOSED RESIDENCE FOR ROSSDALE INVESTMENTS AT ORANGE AVENUE SALISBURY |
| REAR UNITS / FRONT FENCE | | |
| Job No. 21245 | | |
| DATE: 25.11.21 | SCALE: AS SHOWN | |
| DRAWN: BMc | JOB TYPE: | |
| MASTER UPDATE: TYPE: | | |

SPECIAL NOTES

| WINDOW LEGEND | | AMENDMENT |
|---------------|--------------------------|--------------|
| AS | ALUM. HORIZONTAL SLIDING | 23.01.23 B1c |
| AAIN | ALUM. AWNING | 27.03.23 B1c |
| TAWN | TIMBER AWNING | 24.03.23 B1c |
| ASH | ALUM. SINGLE HUNG | |
| TSH | TIMBER SINGLE HUNG | |
| ADH | ALUM. DOUBLE HUNG | |
| TDH | TIMBER DOUBLE HUNG | |
| ASF | ALUM. FIXED SASH | |
| TSF | TIMBER FIXED SASH | |
| * | BRICKWORK OVER OPENING | |

AMENDMENT DATES
23.01.23 BMc
27.03.23 BMc

● DENOTES DIRECT WIRED SMOKE ALARM
 (CJ) DENOTES FULL HT BRICK CONTROL JOINT
 —REFER TO ENGINEER'S REPORT

AREAS m^2

- STANDARD ROSSDALE HOMES WINDOW SIZES ONLY NOTED ON PLAN. NOMINAL STANDARD WINDOW SIZES MAY CHANGE.
- THIS DRAWING IS TO BE READ STRICTLY IN CONJUNCTION WITH BUILDING & SELECTION SCHEDULES.

FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.

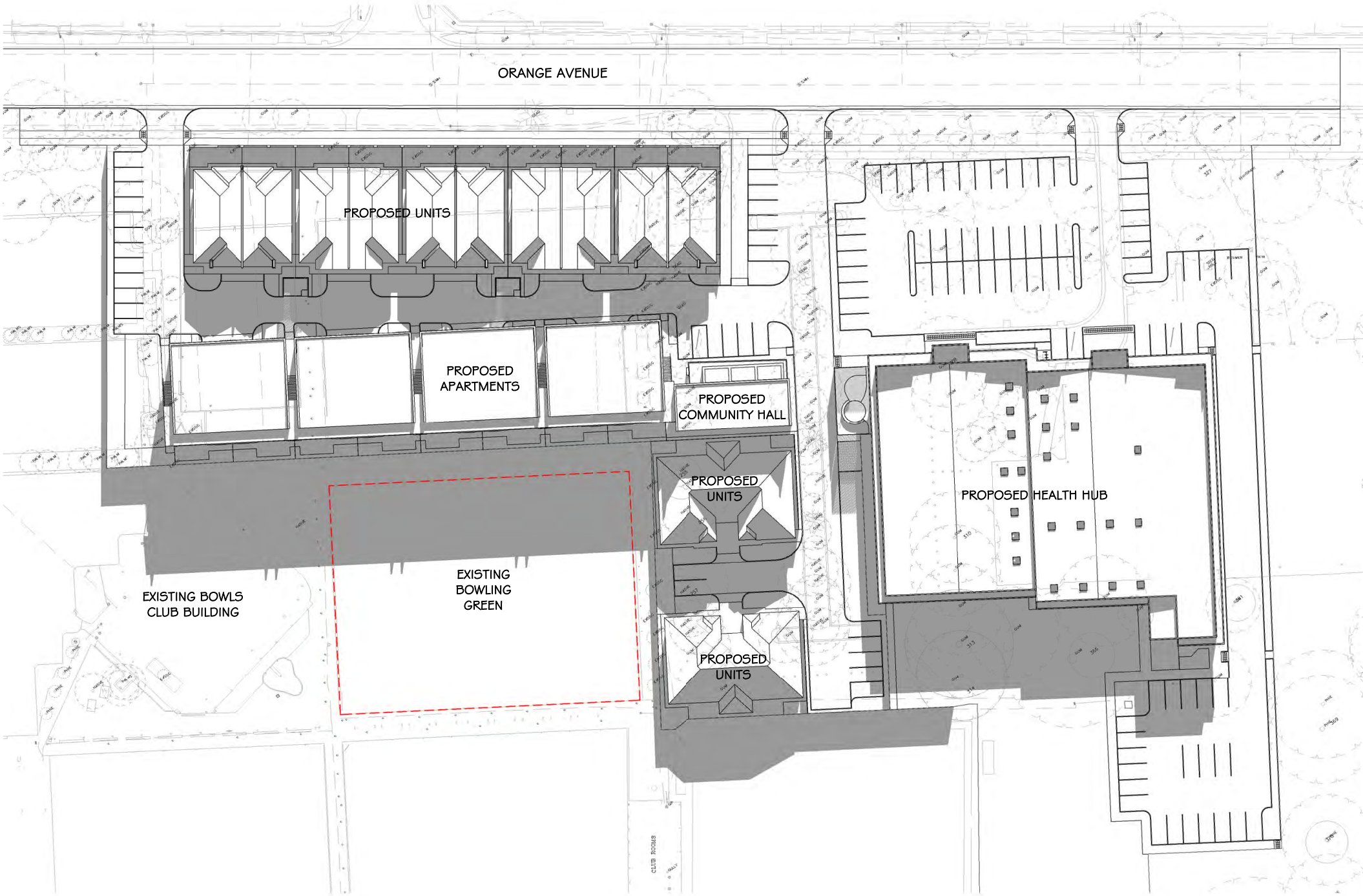
NOTE: VARIATIONS MAY OCCUR FROM DISPLAY HOMES
DUE TO STRUCTURAL IMPROVEMENTS.

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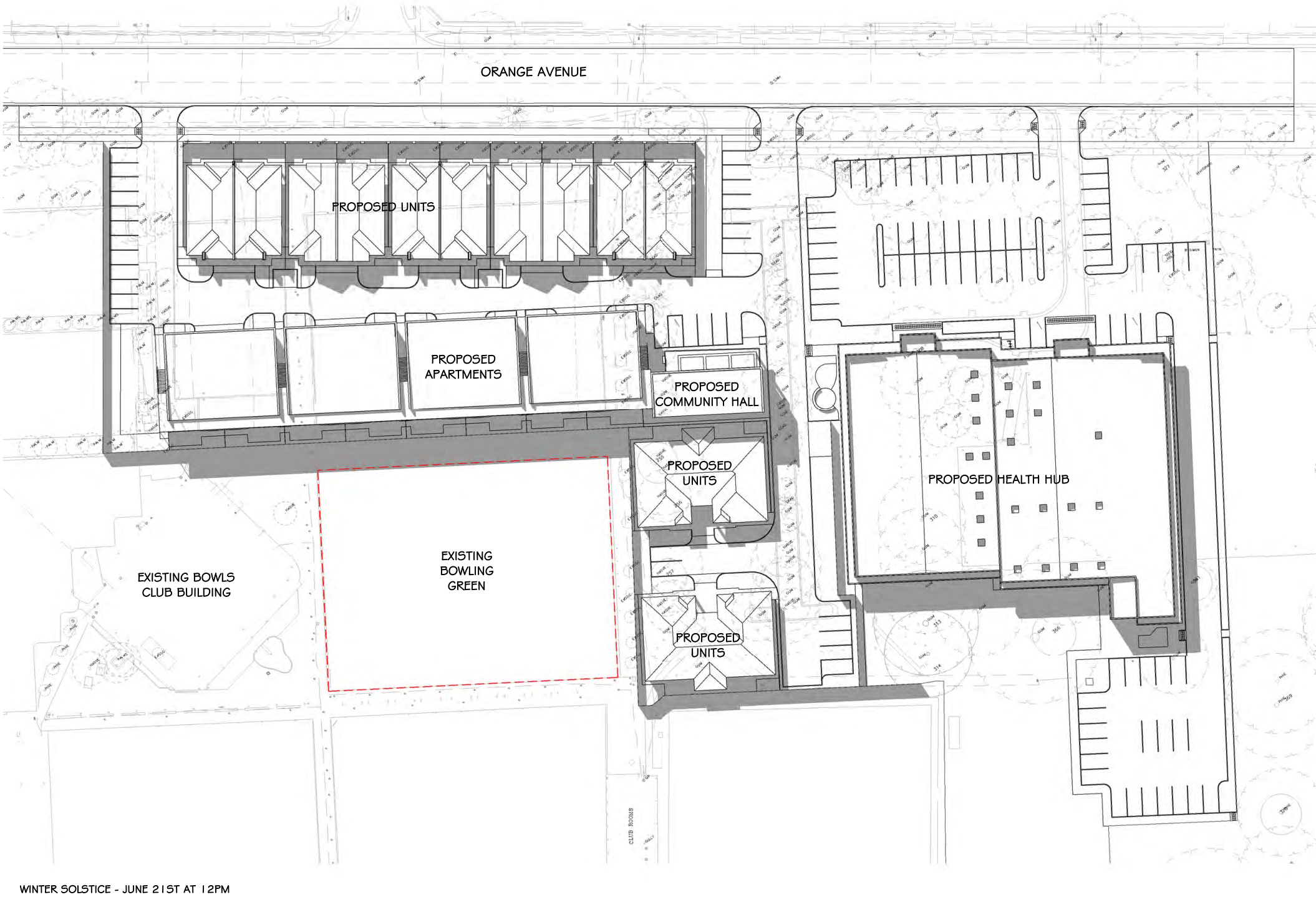






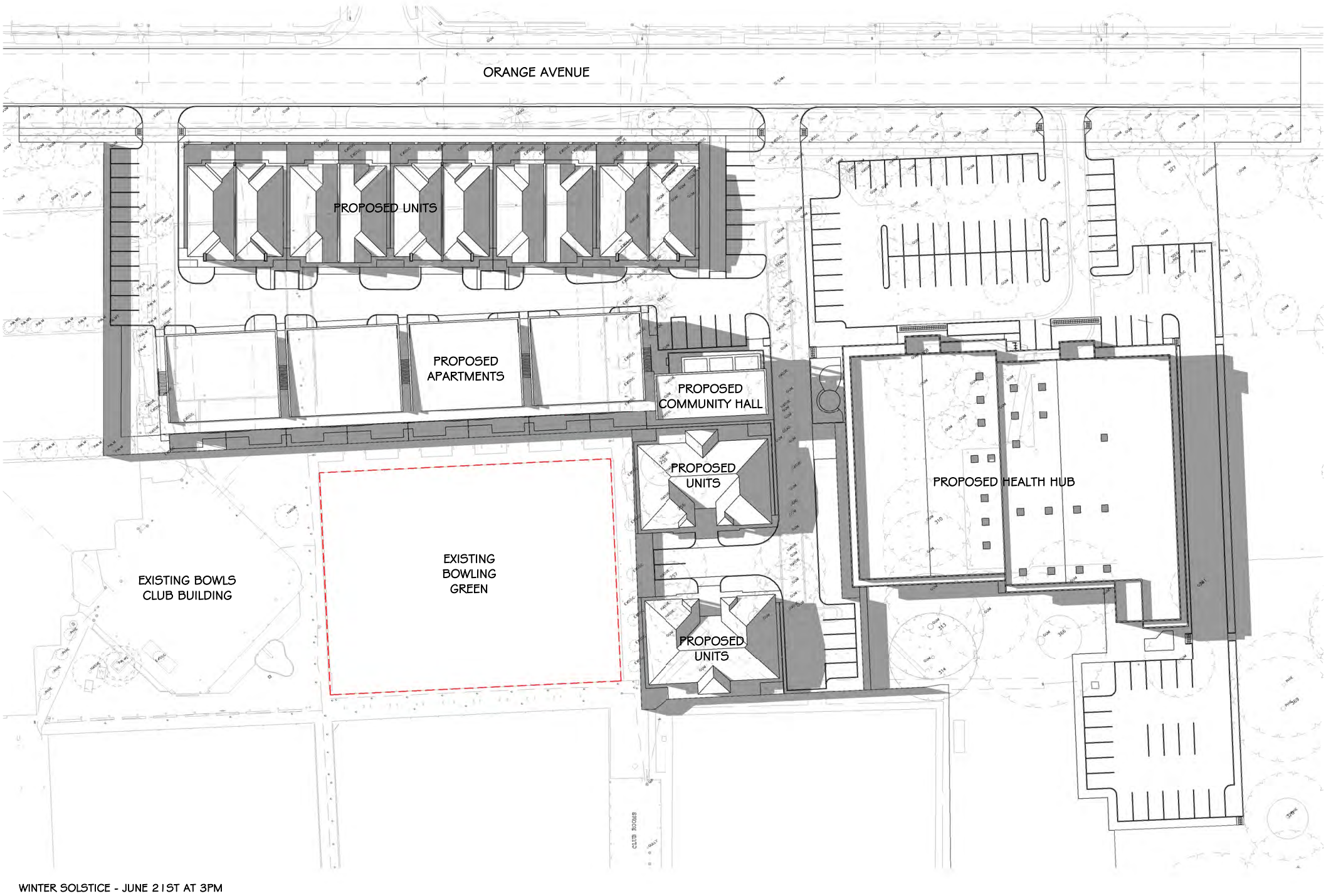
WINTER SOLSTICE - JUNE 21ST AT 9AM



| | | | | | | | |
|---------------------------------|----------------|--|-----------------|--|--|---|---|
| SHEET 1 OF 3 SHADOW DIAGRAMS | | PROPOSED RESIDENCE FOR ROSSDALE INVESTMENTS AT ORANGE AVENUE SALISBURY | AMENDMENT DATES | <div>● DENOTES DIRECT WIRED SMOKE ALARM</div> <div>⊕ DENOTES FULL HT BRICK CONTROL JOINT. REFER TO ENGINEERS REPORT</div> <div>AREAS M²</div> | <div>SPECIAL NOTES</div> <div>WINDOW LEGEND</div> <div>AS ALUM. HORIZONTAL SLIDING</div> <div>AAWN ALUM. AWNING</div> <div>TAWN TIMBER AWNING</div> <div>ASH ALUM. SINGLE HUNG</div> <div>TDH ALUM. DOUBLE HUNG</div> <div>TDH TIMBER DOUBLE HUNG</div> <div>AF ALUM. FIXED SASH</div> <div>TF TIMBER FIXED SASH</div> <div>* BRICKWORK OVER OPENING</div> | <div>- STANDARD ROSSDALE HOMES WINDOW SIZES ONLY NOTED ON PLAN. NOMINAL STANDARD WINDOW SIZES MAY CHANGE.</div> <div>- THIS DRAWING IS TO BE READ STRICTLY IN CONJUNCTION WITH BUILDING & SELECTION SCHEDULES.</div> <div>ALL FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.</div> <div>© COPYRIGHT</div> <div>THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY GOODTREY SMITH DESIGN PTY LTD.</div> | <div> Rossdale Homes Pty. Ltd ACN 007 936 727 Builder's Licence No. G8104 300 GLEN OSWALD RD, FULLARTON, SA 5063 Phone: 08 8433 2000 Fax: 08 8433 2099</div> <div> Plans prepared by: Goodtreedy Smith Design ABN 18 679 283 232 302 GLEN OSWALD RD, FULLARTON, SA 5063 p: 08 8433 2000 www.goodtreedydesign.com.au</div> |
| Job No. 21245SK | | | | | | | |
| DATE: 29.03.23 | SCALE: 1 : 500 | | | | | | |
| DRAWN: BMc | JOB TYPE: | | | | | | |
| MASTER UPDATE: TYPE: | | | | | | | |



WINTER SOLSTICE - JUNE 21ST AT 12PM

| | | | | | | | |
|---------------------------------|----------------|--|-----------------|--|--|---|--|
| SHEET 2 OF 3 SHADOW DIAGRAMS | | PROPOSED RESIDENCE FOR ROSSDALE INVESTMENTS | AMENDMENT DATES | <div><div>●</div> DENOTES DIRECT WIRED SMOKE ALARM</div> <div><div>⊕</div> DENOTES FULL HT BRICK CONTROL JOINT. REFER TO ENGINEERS REPORT</div> <div>AREAS M²</div> | <div>SPECIAL NOTES</div> <div>WINDOW LEGEND</div> <div>AS ALUM. HORIZONTAL SLIDING</div> <div>AAWN ALUM. AAWNING</div> <div>TAWN TIMBER AAWNING</div> <div>ASH ALUM. SINGLE HUNG</div> <div>TSH TIMBER SINGLE HUNG</div> <div>ADH ALUM. DOUBLE HUNG</div> <div>TDH TIMBER DOUBLE HUNG</div> <div>AF ALUM. FIXED SASH</div> <div>TF TIMBER FIXED SASH</div> <div>✱ BRICKWORK OVER OPENING</div> | <div>- STANDARD ROSSDALE HOMES WINDOW SIZES ONLY NOTED ON PLAN. NOMINAL STANDARD WINDOW SIZES MAY CHANGE.</div> <div>- THIS DRAWING IS TO BE READ STRICTLY IN CONJUNCTION WITH BUILDING & SELECTION SCHEDULES.</div> <div>ALL FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.</div> <div>© COPYRIGHT</div> <div>THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY GOODTREY SMITH DESIGN PTY LTD.</div> | <div><div><div><div></div></div><div>Rossdale Homes</div><div>Because that's the way</div></div><div>Rossdale Homes Pty. Ltd ACN 007 936 727 Builder's Licence No. GB104 300 GLEN OSWALD RD, FULLARTON, SA 5063 Phone: 08 8433 2000 Fax: 08 8433 2099</div></div> <div><div><div></div></div><div>gSd</div><div>GOODTREY SMITH DESIGN</div></div> <div>Plans prepared by: Goodtreedy Smith Design ABN 18 679 283 232 302 GLEN OSWALD RD, FULLARTON, SA 5063 p:08 8433 2000 www.goodtreedydesign.com.au</div> |
| Job No. 21245SK | | | | | | | |
| DATE: 29.03.23 | SCALE: 1 : 500 | | | | | | |
| DRAWN: BMc | JOB TYPE: | | | | | | |
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|----------------------------------|----------------|--|-----------------|---|---|---|---|
| SHEET 3 OF 3 | | PROPOSED RESIDENCE FOR ROSSDALE INVESTMENTS | AMENDMENT DATES | <div>● DENOTES DIRECT WIRED SMOKE ALARM</div> <div>○ DENOTES FULL HT BRICK CONTROL JOINT. REFER TO ENGINEERS REPORT</div> | SPECIAL NOTES WINDOW LEGEND AS ALUM. HORIZONTAL SLIDING AAWN ALUM. AAWNING TAWN TIMBER AAWNING ASH ALUM. SINGLE HUNG TSH TIMBER SINGLE HUNG ADH ALUM. DOUBLE HUNG TDH TIMBER DOUBLE HUNG AF ALUM. FIXED SASH TF TIMBER FIXED SASH * BRICKWORK OVER OPENING | - STANDARD ROSSDALE HOMES WINDOW SIZES ONLY NOTED ON PLAN. NOMINAL STANDARD WINDOW SIZES MAY CHANGE. - THIS DRAWING IS TO BE READ STRICTLY IN CONJUNCTION WITH BUILDING & SELECTION SCHEDULES. ALL FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS. © COPYRIGHT THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY GOODSTREY SMITH DESIGN PTY LTD. | <div><div>Rossdale Homes Pty. Ltd ACN 007 936 727 Builder's Licence No. G8104 300 GLEN OSWALD RD, FULLARTON, SA 5063 Phone: 08 8433 2000 Fax: 08 8433 2099</div></div> <div><div>Plans prepared by: Goodstreedy Smith Design ABN 18 679 283 232 302 GLEN OSWALD RD, FULLARTON, SA 5063 p: 08 8433 2000 www.goodstreedydesign.com.au</div></div> |
| SHADOW DIAGRAMS | | | | | | | |
| Job No. 21245SK | | | | | | | |
| DATE: 29.03.23 | SCALE: 1 : 500 | | | | | | |
| DRAWN: BMc | JOB TYPE: | | | | | | |
| MASTER UPDATE: TYPE: | | | | | | | |
| AT ORANGE AVENUE SALISBURY | | | | AREAS M ² | | | |



Item 8.1.3 - Attachment 2 - Proposed Plans and Supporting Documentation



Item 8.1.3 - Attachment 2 - Proposed Plans and Supporting Documentation



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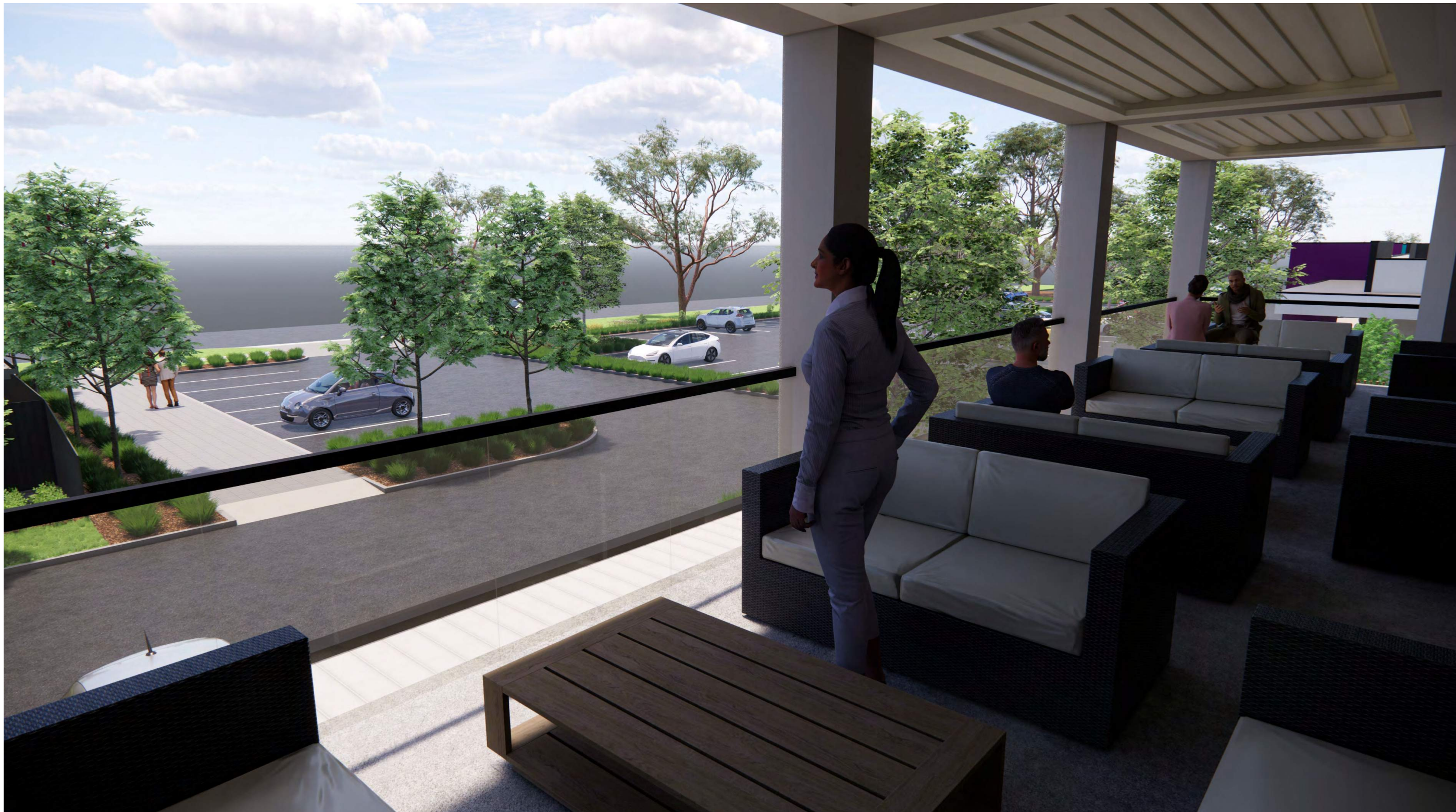
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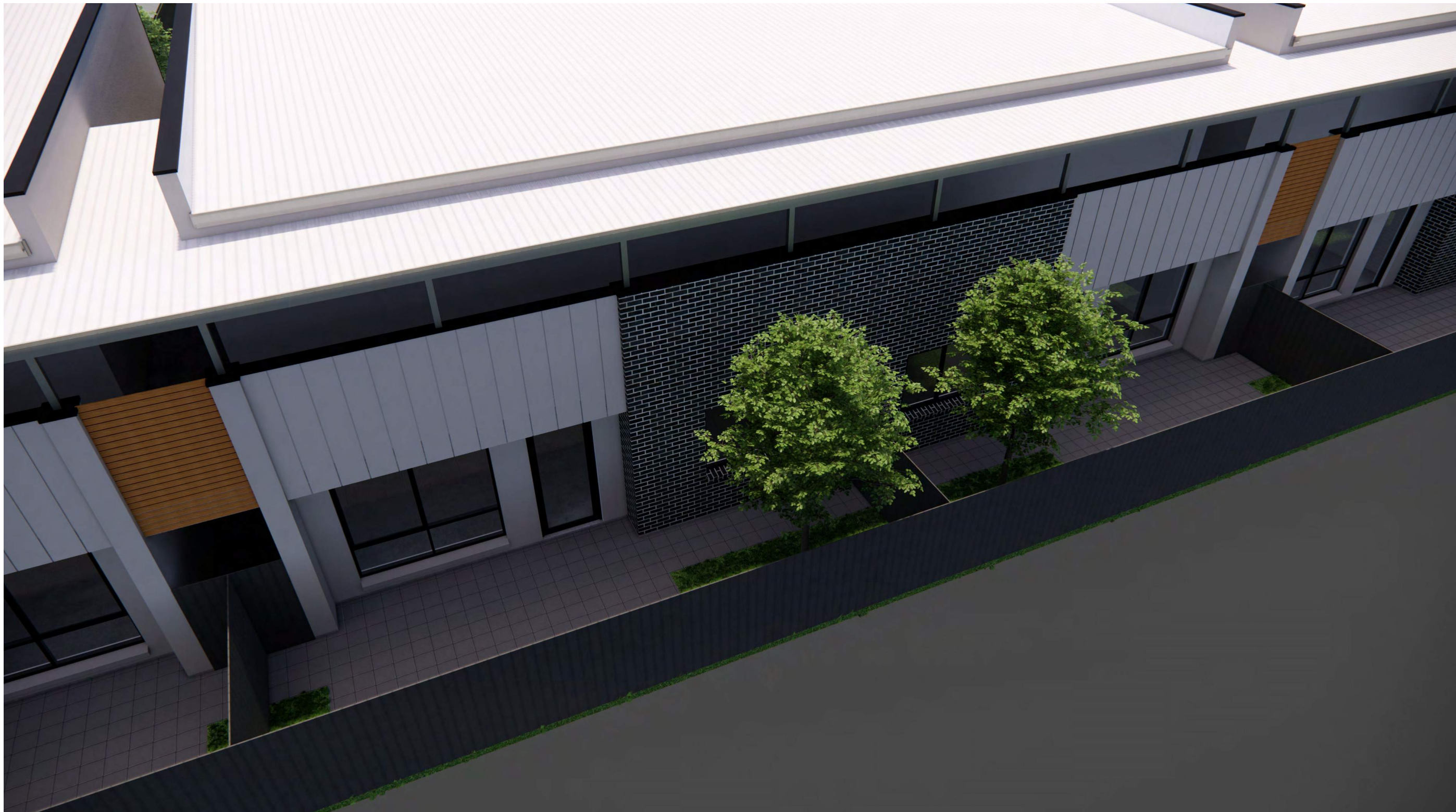
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Item 8.1.3 - Attachment 2 - Proposed Plans and Supporting Documentation



Item 8.1.3 - Attachment 2 - Proposed Plans and Supporting Documentation



Item 8.1.3 - Attachment 2 - Proposed Plans and Supporting Documentation



APPENDIX 2. Traffic Report

MLM/23-0042

5 April 2023

Mr Mark Thomson
Thomson Planning

by email: mark@thomsonplanning.com.au

Dear Mark,

RESIDENTIAL DEVELOPMENT, ORANGE AVENUE, SALISBURY

We refer to the proposed residential development at Orange Avenue, Salisbury. As requested, we have assessed the traffic and parking aspects of the proposal. The assessment has been based on Goostrey Smith's Site Plan dated 23 January 2023.

1 SUBJECT SITE

The subject site has frontage to Orange Avenue and is currently improved with an at-grade car park. Orange Avenue and Brown Terrace are local roads within the care and control of the City of Salisbury. They are subject to the urban speed limit of 50 km/h. Salisbury Primary School is located adjacent Brown Avenue. A koala crossing is located immediately north of the subject site which effects a 25 km/h speed zone when active.

2 PROPOSAL

The proposal seeks to develop supported accommodation for Dunbar, which provide housing for disabled, elderly and socially disadvantaged persons. Specifically, the development will include the following alternative residential facilities:

- 16 apartments for people with a disability requiring care;
- four semi-detached homes for people with a disability requiring high dependency care;
- ten semi-detached homes for social housing; and
- a community centre with a floor area of approximately 300 m².

The proposal will provide a total of 59 car parking spaces as follows:

- ten spaces within garages of semi-detached dwellings, plus eight spaces on adjacent private driveways;
- eight spaces within the apartment complex;
- four spaces for high dependency care dwellings; and
- 29 at grade spaces throughout the site.

F:\23-0042 Mark Thomson 5 Apr 23



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MFY Pty Ltd

ABN 79 102 630 759

23-0042
5 April 2023
Page 2 of 5



2.1 ACCESS

Access for the development will be provided via two crossovers on Orange Avenue. The crossovers will be designed to comply with the Australian/New Zealand Standard, *Parking Facilities Part 1: Off-street car parking (AS/NZS 2890.1:2004)* and will cater for simultaneous movements as shown in Figure 1.

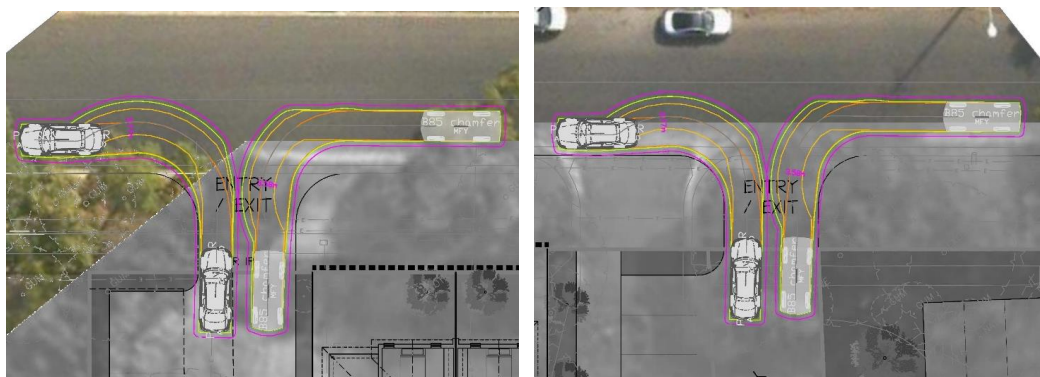


Figure 1: Simultaneous movements at the proposed access points

2.2 CAR PARK

The proposed car park will be designed to comply with AS/NZS 2890.1:2004, in that:

- parking spaces will be 5.4 m long or 4.8 m long with a 600 mm overhang;
- parking spaces will be 2.5 m wide;
- the parking aisle will be at least 5.8 m wide; and
- the dead-end aisle will be extended by one metre and will include a turnaround bay.

Two spaces will be designated for use by people with disabilities. These spaces will be provided in accordance with the Australian/New Zealand Standard, *Parking facilities Part 6: Off-street parking for people with disabilities (AS/NZS 2890.6:2009)*.

Access to the northern dwellings will be provided via a driveway approximately 80 m long and 3.5 m wide.

AS/NZS2890.1:2004 requires the provision of a passing opportunity allowing for two-way movements (i.e. minimum width of 5.5 m) at least every 30 m of the driveway, which would require two passing areas.

The driveway will be widened to 5.5 m at four areas approximately ten metres apart to provide passing opportunities for drivers, thus exceeding the minimum requirements in AS/NZS2890.1:2003. Figure 2 illustrates that vehicles will be able to pass one another in these locations.

23-0042
5 April 2023
Page 3 of 5

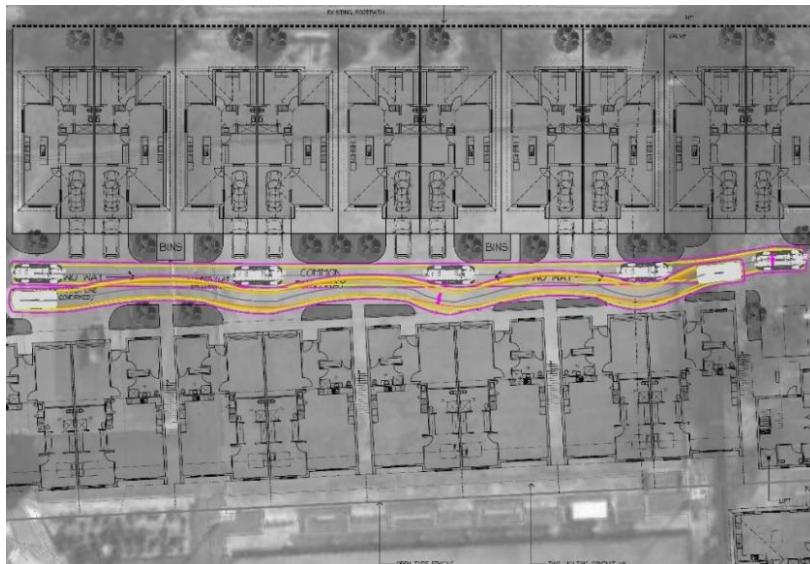


Figure 2: Swept paths at passing areas

2.3 REFUSE COLLECTION

Refuse collection for the development will occur within the car park. Figure 3 identifies the swept path of an 8.8 m Medium Rigid Vehicle (MRV) and demonstrates that the vehicle will be able to turn within the site allowing it to enter and exit in a forward direction.



Figure 3: Refuse vehicle swept path within the site

23-0042
5 April 2023
Page 4 of 5



2.4 PEDESTRIANS

Pedestrian access to the site will be via existing footpaths on Orange Avenue. Footpaths will be provided adjacent the dwellings and community centre to ensure safe access to and from the proposed facilities.

3 PARKING ASSESSMENT

The Planning and Design Code (PDC) identifies a parking requirement of 0.3 spaces per bed for supported accommodation. Such a rate would require a provision of six spaces for the apartments and semi-detached dwellings for high-dependency users. These spaces will be used by carers attending the facility.

The proposed semi-detached dwellings are designed to accommodate residents who qualify for social housing. Vehicle ownership of residents who qualify for social housing is lower than might be expected at most residences. Nonetheless, such residents could own vehicles and require parking.

In theory there could be a demand for twenty spaces associated with these dwellings (albeit such a demand will not be realised at this site). Parking would be accommodated within the garage of each dwelling. The additional ten spaces, if required, could be accommodated within the driveway of eight of the dwellings and in the at-grade parking provided on the site.

The community centre will be ancillary to the development and will not generate additional parking demand, albeit should a resident use the centre for an event (such as to celebrate a birthday), there could be an additional demand for visitors. Such parking will readily be catered for on the site.

4 TRAFFIC ASSESSMENT

The RMS *Guide to Traffic Generating Developments* does not provide information for supported accommodation. It does, however, identify a daily traffic generation rate of 0.1-0.2 trips per dwelling for aged and disabled person housing developments.

The proposed development is likely to generate less traffic than an independent living facility due to the lack of car ownership. Nonetheless, adopting the lower rate of 0.1 trips per dwelling would result in 20 trips being generated daily (or three trips during the peak hour) for the supported accommodation.

The social housing dwelling could generate a higher demand. If they were to generate a daily demand of four trips per dwelling, it would generate a demand of 40 trips per day (or four trips during the peak hour).

At most, therefore, there would be a traffic generation of 70 trips per day or seven trips during the peak hour associated with the development. Such a volume is very low and would not result in any perceptible change to traffic on Orange Avenue and the surrounding road network.

23-0042
5 April 2023
Page 5 of 5



5 SUMMARY

The proposed residential development will provide safe and convenient access for drivers and pedestrians. On-site parking will be provided in accordance with relevant Australian Standards and will cater for the forecast parking demand. Traffic generated by the development will be very low and will have a negligible impact on the adjacent road network.

Yours sincerely,
MFY PTY LTD

A handwritten signature in black ink, appearing to read 'Melissa Mellen'.

MELISSA MELLEN
Director





APPENDIX 3. Waste Management Report



Orange Avenue, Salisbury

**Dunbar Homes Incorporated
Supported residential dwellings
Waste Management Plan**

Date: 9 March 2023

Prepared for:

Rossdale Homes

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



Colby Phillips Advisory Pty Ltd

Level 1, 60 Hindmarsh Square
Adelaide, SA 5000

+61 438 800 264

| Rev. | Date | Description | Doc No./Name | Originator | Approved |
|------|-----------|---------------|--------------|------------|----------|
| 0 | 09Mar2023 | For Lodgement | WMP | JPH | Client |
| | | | | | |
| | | | | | |

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| Mark Thomson | Thomson Planning |
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Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



Contents

| | | |
|-----|--|----|
| 1 | Introduction | 3 |
| 2 | Development Description | 3 |
| 3 | Stakeholder engagement | 4 |
| 4 | Design Assumptions | 6 |
| 4.1 | Waste & Recycling Service Provision..... | 6 |
| 4.2 | Waste & Recycling Volumes | 6 |
| 5 | Waste Management System | 7 |
| 5.1 | Residential Dwellings..... | 8 |
| 5.2 | Community Building | 14 |
| 5.3 | Maintenance Services..... | 15 |
| 5.4 | External Disposal..... | 15 |
| 5.5 | Bin cleaning (& On-site Bin Wash Area)..... | 15 |
| 5.6 | Transfer pathways | 16 |
| 5.7 | Collection & Traffic..... | 16 |
| 5.8 | Management & Communication | 17 |
| 5.9 | Other Waste System Design or Management Issues | 18 |
| 6 | Planning & Design Code Objectives..... | 19 |
| 7 | References | 20 |

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



1 INTRODUCTION

This document presents a waste management plan (WMP) for the Mixed Used proposed development at Orange Avenue, Salisbury (the “Development”). The Development comprises of 28 residential dwellings and community building. The Project applicant is Rossdale Homes. The dwellings and community building will be owned and operated by a private aged care company (Dunbar Homes Incorporated).

The WMP explains how the Development can manage waste effectively to achieve regulatory requirements and desired design and operating objectives, including those recommended by the South Australian Better Practice Guide (State Guidelines) (Zero Waste SA, 2014) and the South Australia Planning and Design Code (Plan SA, 2021). The WMP should be read in conjunction with other planning approval documentation for the Development.

2 DEVELOPMENT DESCRIPTION

The Development is a circa 7,500 m² parcel of land at Orange Avenue, in the City of Salisbury (Council) – see Figure 3-1 which shows an overview of the site, and designation of internal areas relating to the waste management system.

The development has been divided up into four (4) areas for the purpose of the waste management system. Note that these divisions do not have any formal meaning or impact on other planning documentation.

The four areas are shown in Figure 3-1, and consist of:

- Dwellings Area 1
- Dwellings Area 2
- Community Building
- Dwellings Lot 1 to 4

Table 2-1 provides a summary of the various intended users of the site, and the recommended Waste Resource Generation Rate (WRGR) classification based on the State Guideline (Zero Waste SA, 2014), which are used to estimate waste and recycling volumes to assess waste storage required for the site.

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



Table 2-1: Summary of land uses for the Development, their WRGR Description(s) and relevant Development Metric(s). Shop tenancy is the preliminary assumed use.

| Land Use | Description | Land Use Type/WRGR Classification | Dev. Metric(s) | |
|---|------------------------|--|----------------|--------------------|
| Residential Dwellings | Dwellings - Area 1* | Medium Density Residential Dwelling | 8 | Dwellings |
| | | | 12 | Bedrooms |
| | Dwellings - Area 2* | Medium Density Residential Dwelling | 18 | Dwellings |
| | | | 22 | Bedrooms |
| | Dwellings Lot 1 to 4** | Medium Density Residential Dwelling | 2 | Dwellings |
| | | | 10 | Bedrooms |
| Commercial - Community Building / Offices | Offices+ | Offices or Consulting Rooms | 48 | m ² GFA |
| | Hall / Dining | Licensed Entertainment Premises or Community Club ** | 84 | m ² GFA |

* Residential Area 1 and 2 are a combination of independent living and disabled (basic care) housing, to be managed / operated by Dunbar Homes Incorporated

** Lot 1 to 4 will consist of 2 dwellings, each housing 4 x supported tenants and 1 x carer.

+ Offices will accommodate Dunbar staff

++ Dining area will not be a licenced venue. Classification used for waste generation purposes only. Dining area will be used several times per week only.

3 STAKEHOLDER ENGAGEMENT

City of Salisbury ("Council") was consulted (Katherine Thrussell, 26 May 2022) by Colby Phillips Advisory. Council expressed general support for waste generated by the residential dwellings (operated and managed by a private company) to be collected by Council's contractor (NAWMA). Council recommended consulting directly with NAWMA to confirm operational suitability of the proposed waste system.

Council's waste collection contractor (NAWMA, represented by Danial Dunn – Chief Operations Officer) was consulted (email 26 May 2022, phone 30 May 2022, email and phone 23 Feb 2023). NAWMA confirmed availability of Rear-Lift collection service for General Waste (660L or 1100L skip bins), and Side-Lift collection service for Recycling and Organics (240L wheelie bins).

The proposed waste system was presented (in email and attachments) for consideration by NAWMA. The system was generally supported, with minor suggested amendments that have been incorporated into the final design as presented in this report.

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023

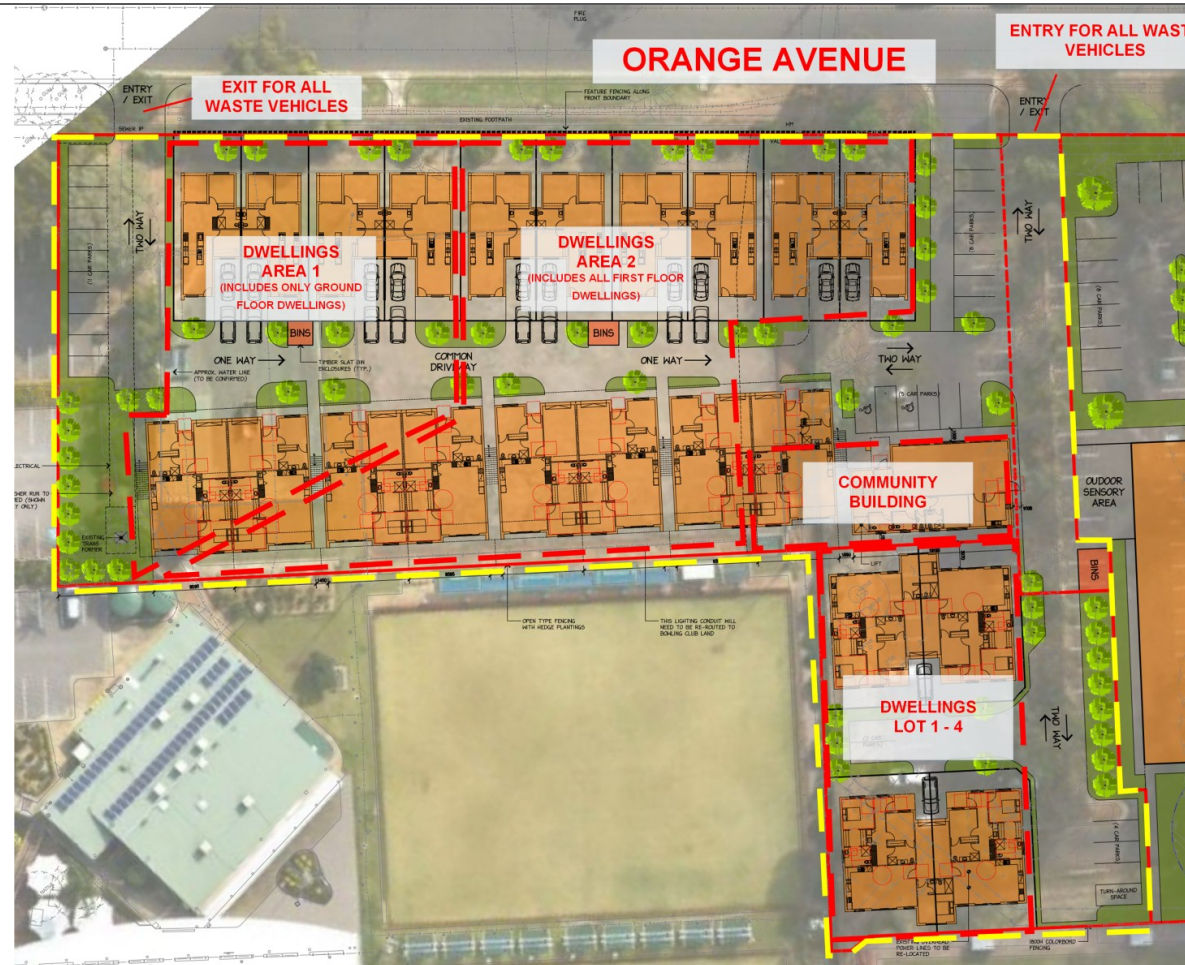


Figure 3-1 Site overview. Subject site shown by yellow border. Red borders show areas within the development defined for the purposes of the waste management system only.

4 DESIGN ASSUMPTIONS

4.1 Waste & Recycling Service Provision

Table 4-1 outlines the recommended waste services by land use per Table 2-1. The different waste service classifications listed in Table 4-1 are explained below.

- **Routine Services** – These require on-site waste storage and routine and regular collections, and would include services for general waste, dry (comingled) recyclables and food waste.
- **At-call services** – These involve non-frequent collections, such as Hard waste and are organised and provided on an as-needed basis.
- **Maintenance services** – Some waste items (e.g. lighting in common areas) would be removed and disposed of (off-site) by the contractor providing the related maintenance service (and hence on-site waste storage is not usually needed or provided).
- **External Services** – These are where waste items (e.g. printer cartridges, batteries, lighting) that can be dropped off by residents at external locations (e.g. Officeworks, waste depot) (and thus, separate on-site waste storage is not usually needed or provided).

4.2 Waste & Recycling Volumes

Table 4-2 estimates expected waste and recycling volumes for the Development (in Litres/week).

- Medium Density Residential Dwelling (with Garden Waste) WRGRs have been used for all residential dwellings.
- WRGRs (in the State Guidelines) do not exist for lighting, printer cartridge or battery waste.
 - Volumes of these waste items, however, are relatively small, and thus, have not been estimated.

Table 4-1 Expected or recommended waste & recycling services for the Development

| Service Type | Residential Dwellings | Community Building / Offices |
|--|-----------------------------|------------------------------|
| Routine (regularly scheduled) | General Waste | General Waste |
| | Mixed Recycling | Cardboard / Paper |
| | Food and Garden Organic | Recycling |
| | | Food Organics |
| | | Confidential Paper |
| On-call (as needed) | Hard/E-waste | Hard/E-waste |
| Maintenance (waste removed by contractor) | Garden Waste (Common Areas) | Garden Waste (Common Areas) |
| | Lighting (where applicable) | Lighting (where applicable) |
| External (by tenant off-site) | Lighting | Lighting |
| | Printer Cartridges | Printer Cartridges |
| | Batteries | Batteries |

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



Table 4-2 Estimated waste & recycling volumes (Litres/week) for Development.

| Waste/Recycling Service | Residential - Area 1* | Residential - Area 2* | Lot 1 to 4** | Community Building |
|-------------------------|-----------------------|-----------------------|--------------|--------------------|
| General Waste | 560 | 1,260 | 350 | 320 |
| Dry Comingled Recycling | 480 | 1,080 | 300 | 53 |
| Cardboard / Paper | | | | 125 |
| Food/Garden Organics | 240 | 5400 | 150 | 384 |
| Confidential Paper | | | | |
| TOTAL | 1,280 | 2,880 | 800 | 881 |

Table 4-3 Waste storage and bin schedule for Routine Services, including collection frequency and collection service provider.

| Waste Storage Area(s) | Service | Waste Generation (L/wk) | Collection Frequency (Events/wk) | Provider | Bins/Items Collected (per Event) | | |
|-----------------------|---------------|-------------------------|----------------------------------|---|----------------------------------|----------|------|
| | | | | | No. | Size (L) | Type |
| Residential - Area 1* | General Waste | 560 | 1 | Council / NAWMA Rear-Lift and Side-Lift | 1 | 660 | Skip |
| | Recycling | 480 | 0.5 | | 3 | 240 | MGB |
| | Organics | 240 | 0.5 | | 2 | 240 | MGB |
| Residential - Area 2* | General Waste | 1,260 | 1 | | 1 | 1100 | Skip |
| | Recycling | 1,080 | 0.5 | | 1 | 240 | MGB |
| | Organics | 540 | 0.5 | | 6 | 240 | MGB |
| Lot 1 to 4** | General Waste | 350 | 1 | | 3 | 240 | MGB |
| | Recycling | 300 | 0.5 | | 3 | 140 | MGB |
| | Organics | 150 | 0.5 | | 3 | 240 | MGB |
| Community Building | General Waste | 350 | 1 | | 2 | 240 | MGB |
| | Recycling | 53 | 0.5 | Private | 1 | 660 | Skip |
| | Cardboard | 125 | 0.25 | Council / NAWMA | 1 | 240 | MGB |
| | Organics | 384 | 1 | Private | 1 | 660 | Skip |

Table 4-3 outlines the required bin numbers and schedule for routine services (based on estimated waste volumes in Table 4-2 on page 7) and includes for each land use and service:

- Number and type of bins;
- Collection frequency (expected or proposed); and
- Service provider.

5 WASTE MANAGEMENT SYSTEM

The management of waste is split into two separate systems, which are described in the following sections.

1. Residential dwellings, comprising Area 1, Area 2, and Lot 1 to 4

2. Community Building

Each area will have separate waste storage and collection arrangements.

5.1 Residential Dwellings

There are three areas of residential dwellings:

1. Dwellings Area 1
2. Dwellings Area 2
3. Dwellings Lot 1 to 4

Each area may be operated independently, with each with shared bin system stored in separate bin enclosures.

Tenants would carry waste from their dwelling to their designated bin enclosure to dispose of waste.

Each bin enclosure would include a combination of bins that provide a standard 3-bin system (General Waste / Landfill, Mixed Recycling, Organics) with bins shared with other dwellings in the same "Area".

Bins would be collected / emptied by Council's waste collection contractor, NAWMA. NAWMA could provide a pull-in/pull-out service for all bins, meaning that bins do not need to be presented by tenants for collection.

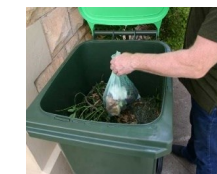
5.1.1 User Storage

Residents would be provided with suitable kitchen bins (in each dwelling) with handles to enable easy carriage from their dwellings to the designated waste room, e.g. Figure 5-1 below:

- a) General waste bin – at least 20L in size (bag lined)
- b) Co-mingled recycling waste bin - at least 20L in size
- c) Food organics bin (compostable bag lined)



(a)



(b)

Figure 5-1 Examples of suitable waste and recycling kitchen bins: (a) General waste & recycling - 2x20L Buckets with carry-handles in pull-out drawer; and (b): Bench-top food waste kitchen caddy.

5.1.2 Local Disposal and Waste Storage

Residents or carers would carry waste/recycling from their dwellings to the waste area to dispose of it into shared bins located in these areas (per Figure 3-1, page 5)

Disposal path distance from each dwelling to their designated bin enclosure is between 10m and 100m. There are 2 dwellings with transfer distance greater than 80m (on the first floor at the northwestern end of the two-storey group of dwellings). These two dwellings are both in "Area 2" but could alternatively dispose to the "Area 1" bin enclosure with a disposal distance

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



of 30 to 40m via a set of stairs (if they are physically able). Disposal distances greater than 30m exceed the ideal distance recommended by the South Australian Guidelines. Given that the waste storage areas have been centralised for each "Area" of dwellings to minimise the inconvenience for all residents this is considered an acceptable compromise for a large medium-density residential development.

The waste storage areas would be enclosed and therefore screened from public view. Transfer pathways would be free of steps, grades $\leq 1:10$, with appropriate hard /even surfaces, and wide enough to accommodate the types of bins being transferred.

Each bin enclosure is sized to accommodate the types and numbers of bins shown in **Table 4-3** (page 7).

The area should be enclosed with slatted timber fencing (or similar) and would be naturally ventilated.

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



Figure 5-2: Area 1 and Area 2 bin system

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023

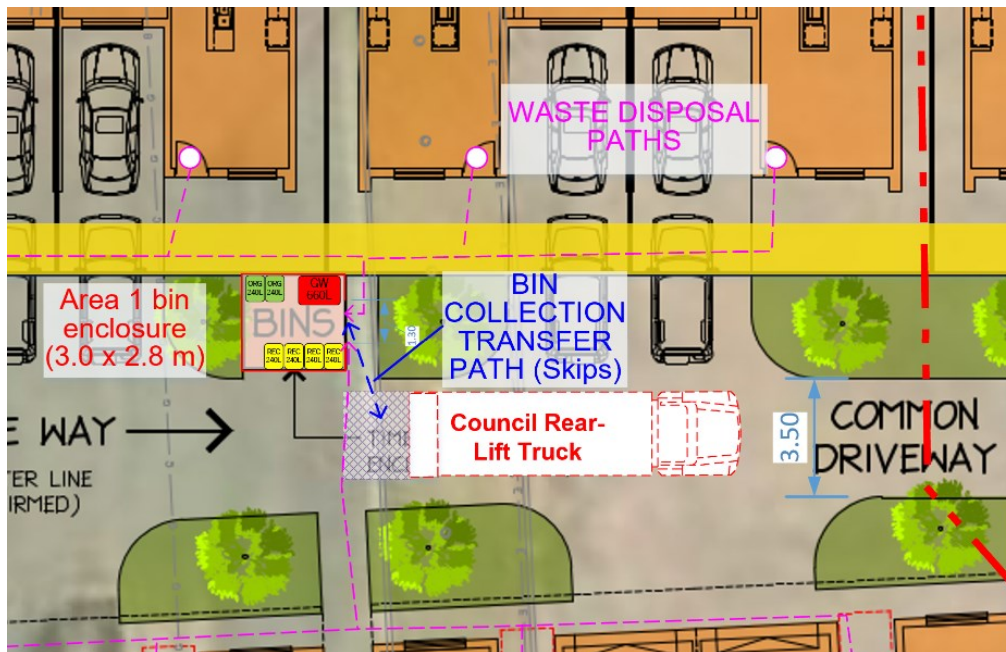


Figure 5-3: Area 1 bin enclosure

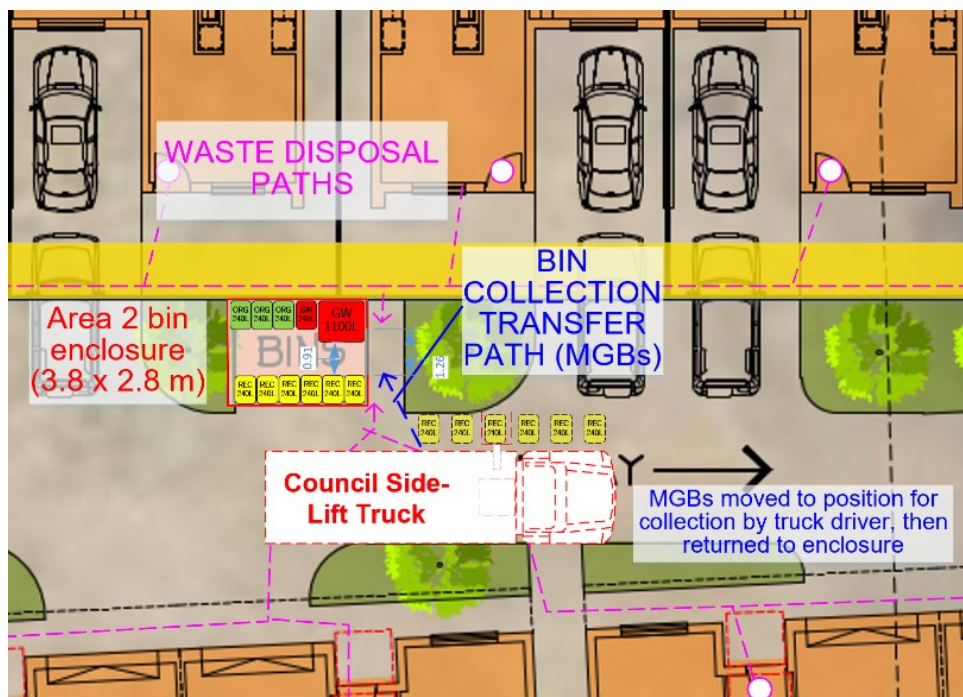


Figure 5-4: Area 2 bin enclosure

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



Figure 5-5: Lot 1 to 4 and Community Building bin systems

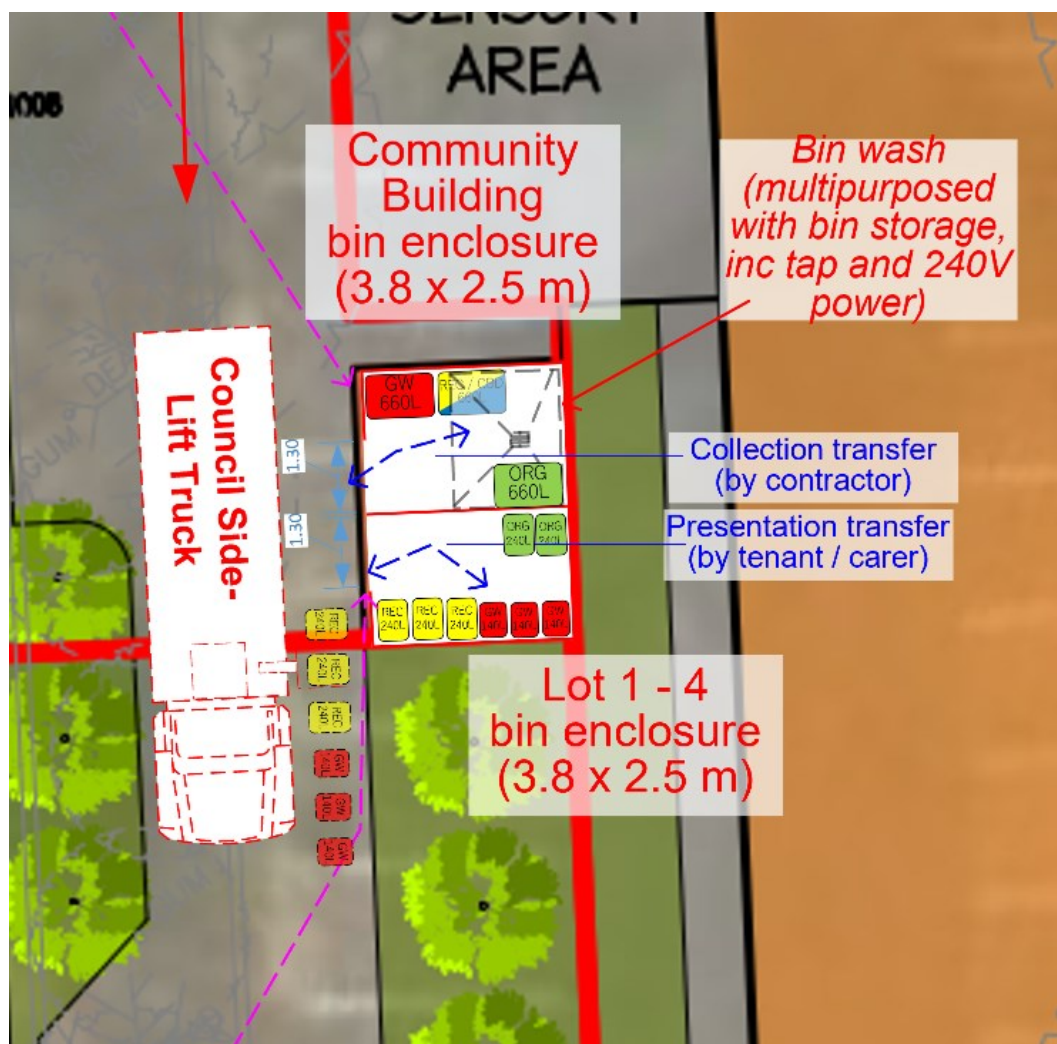


Figure 5-6: Lot 1 to 4 and Community Building bin enclosures

5.1.3 Presentation Transfer

- Area 1 and Area 2
 - Presentation would not be necessary as the Council waste contractor (NAWMA) would provide a pull-in/pull-out service including for the MGBs (wheelie bins).
- Lot 1 to 4
 - A designated responsible tenant (or carer) would move the bins to the kerb adjacent the bin enclosure, as shown in Figure 5-6. Presentation transfer distance is less than 10m.

5.1.4 Collection

- Collection of the General Waste would be via both rear-lift and side-lift/kerbside Council service provided by Council's contractor (NAWMA).
- Collections would be weekly for general waste and fortnightly for recycling and organics.

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



- The trucks would enter the site from Orange Avenue in a forward direction and exit the site in a forward direction.
- Area 1 and 2
 - The trucks would manoeuvre to park alongside the waste areas as indicated in Figure 5-3 and Figure 5-4.
 - The driver would exit the truck, move each bin from the enclosure, empty into the truck and return the bin to the enclosure.
 - Collections would normally take between 2 to 5 minutes for each service.
- Lot 1 to 4
 - The side-lifting truck would drive forwards into position alongside the presented bins, collect each bin, then reverse back to use the one-way part of the driveway to perform a 3-point turn and exit the site in a forward direction.

5.1.5 Hard waste

The site manager would coordinate with Council / NAWMA for up to 12 hard waste collections per year.

A suitable location for presenting waste would be agreed with Council / NAWMA. It is proposed that Hard Waste be presented individually at the front of each dwelling. 1st floor dwellings would present waste in a suitable location in front of the community building, with care to avoid any safety hazard.

The Collection truck would enter site and stop adjacent to the agreed hard waste aggregation area(s).

5.2 Community Building

5.2.1 User Storage

The offices, kitchen, and hall would have bins located in each area for disposal of their landfill waste, recycling, and food waste.

The types and size of bins would be decided during tenancy fit-out.

5.2.2 Local Disposal and Waste Storage

Waste would be carried by building staff / carers from the Community Building to the associated bin enclosure, as shown in Figure 5-5 (page 12). The transfer distance is approximately 50m. If larger volumes of waste are generated in the kitchen area, then staff could consider using a small trolley to move waste.

5.2.3 Presentation Transfer

Waste is proposed to be collected by a private waste collection contractor. The contractor could provide a pull-in / pull-out service from the bin enclosure, so staff would not need to present bins for collection.

5.2.4 Collection

Collection of all wastes would be by rear-lift truck, operated by a private waste collection contractor. The truck would enter the site from Orange Avenue in a forward direction and drive to the bin enclosure. The driver would collect the bin from the enclosure, empty the bin, then return the bin to the enclosure. After collection, the truck would reverse back to use the one-

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



way part of the driveway to perform a 3-point turn and exit the site in a forward direction to Orange Avenue.

5.2.5 Hard waste

Hard waste could be collected by a private contractor directly from within the building. This service would be arranged as required by the building manager.

5.3 Maintenance Services

Waste would be generated by some maintenance services or activities in the development (e.g. lighting, repair work, etc.). These maintenance-generated waste materials would be handled and disposed of by the contractor undertaking these services. Dedicated on-site storage for these waste materials is therefore not needed.

5.4 External Disposal

Residents and staff would be able to dispose of smaller waste items, such as printer cartridges, batteries and lighting, to publicly available external drop off points (e.g. supermarkets, Office works, telco retail stores, etc.), which accept these materials.

The Building User Manual(s) for residents at the Development should include advice on external drop-off points for these waste items, which may include reference to Council advice available at their web site.

5.5 Bin cleaning (& On-site Bin Wash Area)

Dedicated on-site bin cleaning areas would be provided and multi-purposed with the Community Building bin enclosure (see Figure 5-6).

- This bin wash area would require grading to a sewer drain with basket screen to remove gross solids, with water proof / washable surface treatment on floor and adjacent walls, standard cold-water supply faucet and commercial-grade electrical power supply (if pressure washer system is to be used), plus screens for use during bin wash events.
- Bin washing activity would be managed by the Site Manager.
- Bin washing would be timed to occur immediately after bins are emptied.

Alternatively, bin cleaning at the Development could be outsourced to an external contractor (e.g. <http://binforce.com.au/>).

- These external contractors generally have self-contained bin washing systems on back of ute or truck that enable them to clean bins on site – e.g. Figure 5-7 below.
- Some service providers will remove bins from site, replacing them with an empty spare, clean the bins, then return them to site.

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023

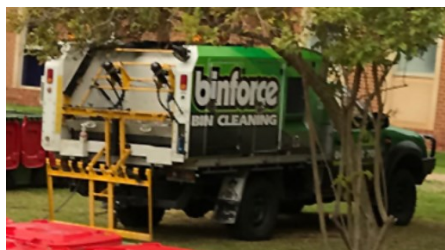


Figure 5-7 On-site bin wash system for rear-lift trucks on back of ute. *Source:* <http://binforce.com.au/>

5.6 Transfer pathways

There are several transfer pathways for the waste systems at the Development, which were described in earlier in Section 5. The following is provided as a guide for sizing and designing these transfer pathways.

- *Transfer pathways –*
 - *User disposal – Free of steps, no grades greater than 1:15, and cater for mobility impaired users.*
 - *Local disposal points to central storage – enough width to accommodate relevant bins, trolley, or waste loads being transferred, free of steps, no grades greater than 1:12*
 - *Collection – less than 35m with no steps or grades greater than 1:10*
- *Corridor widths –*
 - *240L MGBs or smaller bins / loads – min. 1,000 mm (1,200mm preferred)*
 - *660L skip bins – min. 1,200mm (1,400mm preferred)*
 - *1,100L skip bins and/or other waste loads – min. 1,500mm (1,600mm preferred)*
- *Doors –*
 - *Local disposal access – 800mm*
 - *Transfer pathways– Appropriate to the size of bin to be transported, e.g.*
 - *240L MGB (or smaller) – min. 800mm*
 - *660L skip – min. 1,200mm*
 - *1,100L skip – min 1,400mm*
- *Floors – Hard surfaces where bins and skips are to be carted.*

Based on current plans, these requirements for transfer pathways in the Development appear to be generally satisfied, other than disposal distances as discussed in the relevant section above. All relevant transfer pathways should be reviewed and confirmed at detailed design stage to ensure they are appropriate, including with Council for their residential collection services.

5.7 Collection & Traffic

The waste collection for the Development introduced above is reiterated below.

- Collection of the general waste would be via a rear-lift and side-lift Council service provided by Council's contractor (NAWMA).
- Commercial wastes (community building) would be collected by private contractor.
- Collections would be weekly for general waste, and fortnightly recycling, and organics.
- The trucks would enter the site from Orange Avenue in a forward direction and exit the site to Orange Avenue in a forward direction.

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



- The driveway surface must be suitable to carry the weight of a fully laden waste truck. Special attention to surface durability is also needed where the trucks will turn, to ensure the surface is not damaged.
- NAWMA and private contractors may require a signed indemnity / damage waiver for trucks to access the site.
- Up to four (4) collection events are expected each week. Events will be of different durations, with individual trucks stopping in several places during each event to collect wastes from each area.
- The collections should be scheduled to:
 - Fit in with collection contractor requirements.
 - Fit in with other site vehicle movements, avoiding busy times such as early morning and evening.
 - Minimise impacts on traffic accessing the buildings.

5.8 Management & Communication

5.8.1 Responsibilities

Table 5-1 summarises the responsibilities of different parties / stakeholders for proposed waste management and operational activities at the Development.

The site manager would be responsible for managing the waste system, but residents would play an important role in managing their local disposal activities and accessing the Council hard waste service, and Council (at its discretion) may support the site manager with resident engagement and education to help drive good waste management outcomes.

Table 5-1 Management & operational responsibilities for the waste systems at the Development

| Waste System | Activity | Responsible party |
|------------------------------------|--|---|
| Residential | <i>Local Disposal & External Disposal</i> | Residents / Carers |
| | <i>Waste Storage Areas, Hygiene, Odour Management & Cleaning</i> | Building Manager & their property management staff |
| | <i>Collection services – Standard Waste & Recycling</i> | Council Contractor (NAWMA) |
| | <i>Collection services – Hard Waste</i> | Building Manager booking it with Council on tenants' behalf |
| | <i>Management</i> | Building Manager |
| | <i>Education, Training & Engagement (Residents)</i> | Building Manager, with Council support |
| Commercial/Retail tenancies | <i>Local Disposal, Hard Waste & External Disposal</i> | Tenants |
| | <i>Waste Storage Areas, Hygiene, Odour Management & Cleaning</i> | Tenants, Building Manager |
| | <i>Collection services – Waste & Recycling</i> | Commercial / Private Contractor(s) |
| | <i>Management</i> | Building Manager |
| | <i>Education, Training & Engagement (tenants)</i> | Building Manager, possibly with Council support |

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



5.8.2 Implementation & Communication

To successfully implement this WMP, the following should be put in place.

- **Mandated responsibilities for residents** – Obligations for residents to properly access, operate and use the waste systems provided should be written into any tenancy / residency agreement and/or incorporated into the Community/Strata plan lodged with the Lands Titles Office.
- **Resident Induction** – Should include first-day guidance on
 - How to correctly use the waste systems.
 - Reasons for using shared bins and accessing private collection services.
- **Building User Manual** – Multi-lingual advice and instructions on waste management and using the waste systems should be included in the Site User Manual(s) developed for residents, including contact information for further information, questions and issues.
- **Emergency Response &/or Property Management Plan(s)** – Should include response measures (or contingencies) for:
 - *Collection services suspended or not available;*
 - *Incorrect use by residents of the waste systems; and*
 - *Illegal dumping on-site.*

5.9 Other Waste System Design or Management Issues

The following would be considered and/or implemented for waste systems at the Development. More details for some of these items can be resolved at detailed design stage with the waste contractor and/or Council.

- 1) **Bins** – These would comply with Australian Standard for Mobile Waste Containers (AS 4213).
- 2) **Signage** –
 - Appropriate signage in Waste Storage Area should be used to ensure correct disposal of waste and recycling.
 - This signage should conform to the signage requirements of Council and/or the State Guideline (Zero Waste SA, 2014).
 - Consider signs with pictorial diagrams and/or multiple languages.
- 3) **Vermin, hygiene & odour management (inc. ventilation)**
 - **Inspection & Cleaning** –
 - An inspection and cleaning regime would be developed and implemented by the site manager for waste systems at the Development, including ensuring that surfaces and floors around disposal areas, transfer pathways and waste storage area are kept clean and hygienic and free of loose waste and recycling materials.
 - *Where putrescible general waste or food waste is being stored, Waste Storage areas should be graded to a sewer drain.*
 - **Odour Control** –
 - All Waste Storage Areas –
 - *Open air enclosures, located greater than 3m from any habitable room.*
 - *It should be a requirement for food waste bins in Waste Storage areas that lids are closed after use.*
- 4) **Access & security** –
 - *CCTV is recommended to monitor waste disposal practices in all Waste Storage Areas.*

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



6 PLANNING & DESIGN CODE OBJECTIVES

The applicable policies relating to Waste are provided in the following table. The third column states how these policies have been addressed in the proposed design.

| General Development Policies | | |
|--|---|--|
| PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view | DTS/DP 20.1 None are applicable | Response: Waste volumes and bin quantities are provided in accordance with the SA Better Practice Guide recommendations and calculations are provided in Table 4-3. |
| PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) Located away, or screened, from public view, and (b) Conveniently located in proximity to dwellings and the waste collection point | DTS/DPF 26.3 None are applicable | Response: The waste storage areas are enclosed and hence will be screened from public view. Waste areas are located centrally in the site to make disposal as convenient for residents as possible. |
| PO 26.4 Waste and recyclable material storage areas are located away from dwellings | DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | Response: The waste storage areas are enclosed and hence will be screened from public view. Waste areas are located centrally and away from all dwellings. Bin enclosures are more than 3m from any habitable windows |
| PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | DTS/DPF 26.5 None are applicable | Response: Waste would be collected with rear lift trucks and side lift trucks. The trucks would enter and exit the site in a forward direction. |
| PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view | DTS/DPF 30.4 None are applicable | Response: The waste storage areas are enclosed and hence will be screened from public view. Waste areas are located centrally in the site to make disposal convenient for residents. |
| PO 30.5 Waste and recyclable material storage areas are located away from dwellings | DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | Response: Bin enclosures are more than 3m from any habitable windows. |
| PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time | DTS/DPF 30.6 None are applicable | Response: Provision made on site for waste to be collected with rear lift trucks and side lift trucks. The trucks would enter and exit the site in a forward direction. |

Orange Avenue, Salisbury
Waste Management Plan
9 March 2023



| Design in Urban Areas | | |
|---|-------------------------------------|--|
| PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | DTS/DPF 11.1 None are applicable | Response: Collection systems are provided for source-separated landfill, recycling, and food waste. Bin wash is to be provided in the community building bin enclosure. |
| PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space, and dwellings | DTS/DPF 11.2 None are applicable | Response: The waste storage areas are enclosed and hence will be screened from public view. Waste areas are located centrally and away from dwellings. |
| PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | DTS/DPF 11.3 None are applicable | Response: The waste storage areas are open areas to ensure complete ventilation. The enclosures are located more than 3m from the nearest opening window. |
| PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing. | DTS/DPF 11.4 None are applicable | Response: The trucks would enter and exit the site in a forward direction. The trucks will reverse and turn around (3-point turn) within the site in some cases. This manoeuvring has been presented to NAWMA and considered acceptable. |
| PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate | DTS/DPF 11.5 None are applicable | Response: The Community Building will have a small (non-commercial) kitchen for meal preparation and may require a 660L skip bin with commercial collection of food waste. |

7 REFERENCES

Plan SA. (2021). *South Australia Planning and Design Code*.

Zero Waste SA. (2014). *South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments*.

**STORM WATER MANAGEMENT
PLAN**

**DUNBAR DEVELOPMENT
ORANGE AVE
SALISBURY SA**

for

ROSSDALE HOMES

struktura

JUNE 2023

Project No. 2022-001

ISSUE 1

2022-001 – Dunbar Development Orange Ave Salisbury

Jun'23

Report prepared by:



Dario Glavas BEng Civil MIEAust

Engineers Australia Membership No. 2025201



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CONTENTS

| | Page |
|----------------------------|------|
| Site Drainage Calculations | 1 |
| MUSIC Modelling (Diagram) | 2 |

Storm Water Management Plan – Description

The proposed development site consists of 10 front units, 4 rear units, 4 two-level apartment blocks and Community Hall with sheet roof, bitumen/concrete car parks & driveways with green space. The fall across the front of the property (Orange Ave boundary) is only 0.08% towards the north westerly direction. The site is deemed as flat.

The proposed floor level for the front units, apartment blocks and Community Hall is nominated as 32.40m, which equates to approximately 450mm above the highest top-of-kerb height along Orange Ave. The rear unit level are set at 32.50m (550mm above top-of-kerb height). These levels exceed the minimum 300mm above kerb height as stipulated by the council engineer.

Car park and driveway drainage is generally directed to and collected in four bio-retention basins with a total surface area of 75m², which exceeds the minimum 30m² stipulated in the calculations. Each bio-retention basin will be connected via under-ground pipes, ultimately connecting to the existing underground storm water pipe within the verge of Orange Ave. Two discharge points have been nominated (as the site is flat).

The roof water to be collected via a sealed system to 3,000L Retention and Detention tanks placed in the yards of each unit and apartment. A total of 22 tanks are specified on the plan resulting in 66,000L of storage.

The combined Retention/Detention volume is 47,000L with the utilisation of proprietary poly-tanks supported on prepared concrete or rubble bases. The over-flow from these tanks will also connect to the existing underground pipe.

This particular proposal is deemed as an economical drainage solution for the proposed development as the detention/retention tanks are spread over numerous locations at the roof collection points. This proposal has minimum impact on the capacity of the council's storm water network within the local area.

Site Drainage
Calculations,
& MUSIC Model

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 PROJECT TITLE. DUNBAR DEVELOPMENT - ORANGE AVE
 PROJECT NO. 2022-001
 DATE. JUN'23

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Dunbar Tce (Orange Ave) Salisbury Drainage Calculations

Site Area = 8200 m²
 Existing Impervious Area = 2343 m²
 Existing % Impervious = 29%

Proposed Roof Area = 3300 m²
 Proposed Surface Area = 4900 m²
 Proposed Surface Impervious Area = 3500 m²
 Proposed Surface Pervious Area = 1400 m²
 Surface % Impervious = 71%
 Total Detention Storage = 44 kL

Watertable Level at Discharge Point = 31.69 m AHD
 1% AEP Downstream Water Level = 31.69 m AHD
 10% AEP Downstream Water Level = 31.1 m AHD

MUSIC Modelling

Roof Area = 3300 m²
 Paved Area = 3500 m²
 Pervious Area = 1400 m²
 Total Surface Area = 4900 m²
 Surface % Impervious = 71%

Total Number of 1KL Retention Storages = 22

Tank Properties

Tank Volume = 3 kL
 Height = 2.1 m
 Length = 2.92 m
 Width = 0.59 m
 Area = 1.72 m²
 Area Amended for 3 kL Storage = 1.43 m²
 Height to Low Flow Outlet = 0.7 m
 Daily Laundry and Toilet Reuse per Unit = 47 L/p/day
 Number of Occupants per Unit = 2.5
 Total Usage per Unit = 117.5 L/day
 Total Number of Units = 22
 Total Usage = 2585 L/day

Bioretention Area Required =
 Evenly spread over the site to treat at surface stormwater runoff 30 m²

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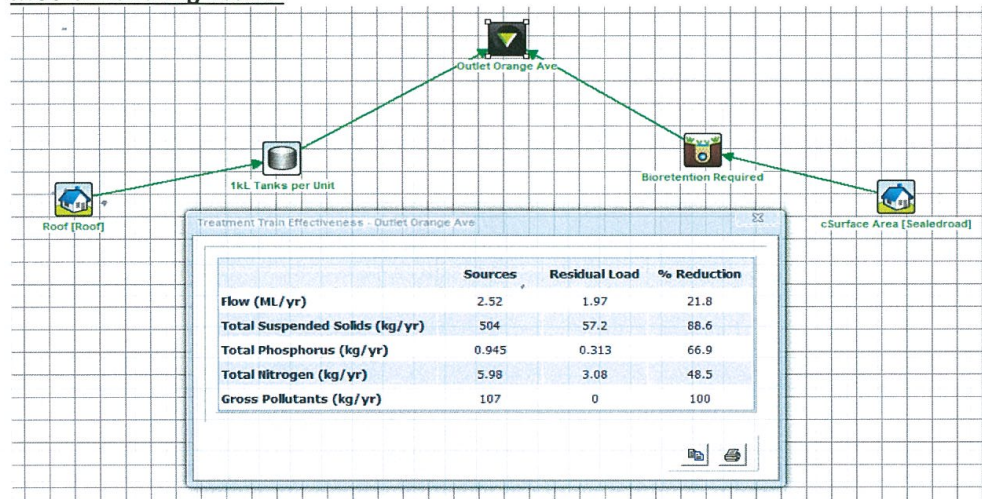
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Flow Comparison (Refer to Tab DRAINS Results)

| AEP | Existing Conditions Flow (L/s) | Proposed Development Flow (L/s) |
|-----|--------------------------------|---------------------------------|
| 10% | 86 | 85 |
| 1% | 208 | 200 |

MUSIC Modelling Results

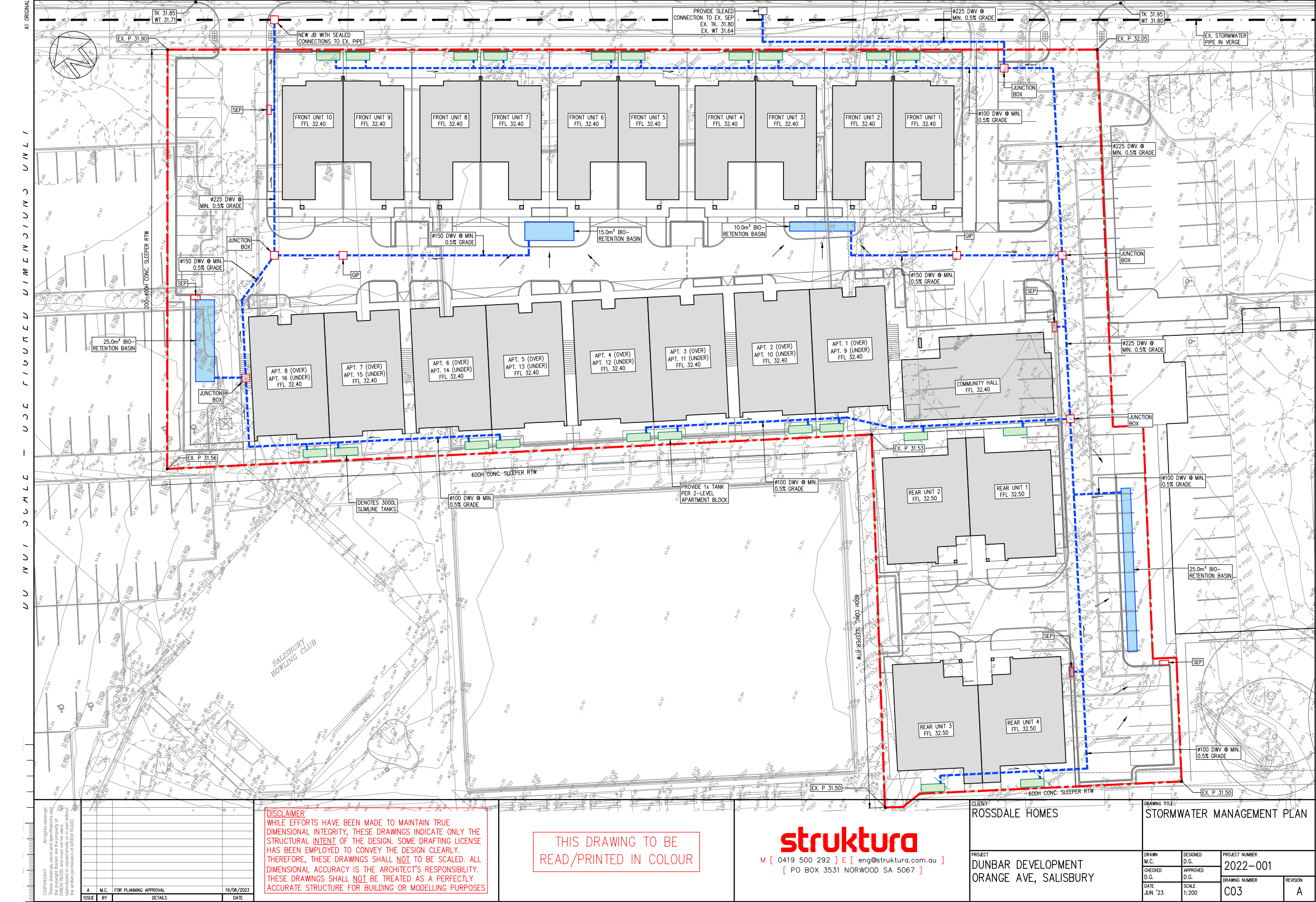


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Item 8.1.3 - Attachment 2 - Proposed Plans and Supporting Documentation

Dunbar Tce (Orange Ave) Salisbury Drainage Calculations

Site Area = 8200 m2
 Existing Impervious Area = 2343 m2
 Existing % Impervious = 29%

Proposed Roof Area = 3300 m2
 Proposed Surface Area = 4900 m2
 Proposed Surface Impervious Area = 3500 m2
 Proposed Surface Pervious Area = 1400 m2
 Surface % Impervious = 71%
 Total Detention Storage = 44 kL

Watertable Level at Discharge Point = 31.69 m AHD
 1% AEP Downstream Water Level = 31.69 m AHD
 10% AEP Downstream Water Level = 31.1 m AHD

MUSIC Modelling

Roof Area = 3300 m2
 Paved Area = 3500 m2
 Pervious Area = 1400 m2
 Total Surface Area = 4900 m2
 Surface % Impervious = 71%

Total Number of 1KL Retention Storages = 22

Tank Properties

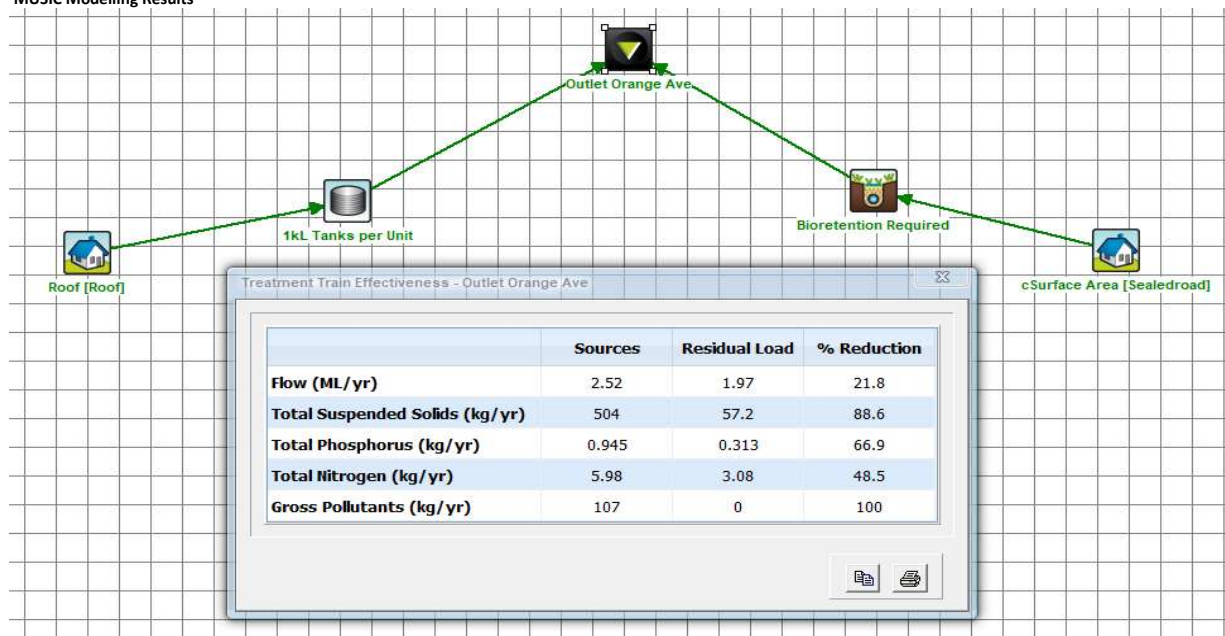
Tank Volume = 3 kL
 Height = 2.1 m
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 Area Amended for 3 kL Storage = 1.43 m2
 Height to Low Flow Outlet = 0.7 m
 Daily Laundry and Toilet Reuse per Unit = 47 L/p/day
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 Total Usage per Unit = 117.5 L/day
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 Total Usage = 2585 L/day

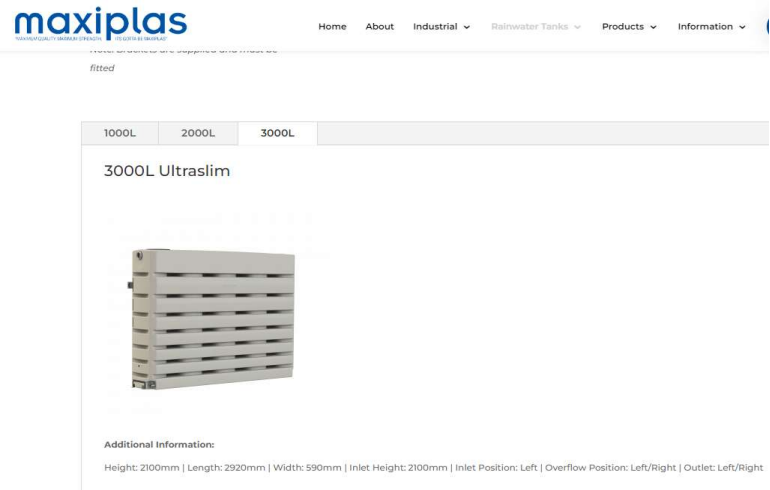
Bioretention Area Required = 30 m2 Evenly spread over the site to treat at surface stormwater runoff

Flow Comparison (Refer to Tab DRAINS Results)

| AEP | Existing Conditions Flow (L/s) | Proposed Development Flow (L/s) |
|-----|--------------------------------|---------------------------------|
| 10% | 86 | 85 |
| 1% | 208 | 200 |

MUSIC Modelling Results





SITE CONTAMINATION DECLARATION FORM

Council area: City of Salisbury

Regarding the land comprised in Certificate(s) of Title Register Book Volume CT6253/354 and CT6188/219

I Dean Noske, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

- 1/ Preliminary Site Investigation, Salisbury Oval Precinct, Brown Terrace (20181810R001A)
- 2/ Addendum to Preliminary Site Investigation Report, Salisbury Oval Precinct, Brown Terrace (A23157Rev01)

(b) Investigations were conducted in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM).

Yes

Part 2—Site contamination unlikely to exist (for the purposes of planning consent)*

- (a) A potentially contaminating activity (as defined in the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on the subject land*;
- (b) A class 1 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on adjacent land*.

Part 3—Site contamination exists or may exist*

Site contamination is not thought to exist on or offsite based on the historical use and information provided.

Part 4—Observations*

The subject land* is located on land within a [select any that apply]—

- ☐ groundwater prohibition area (as shown on the South Australian Property and Planning Atlas)
- ☐ subject of a notation under section 103P of the *Environment Protection Act 1993* on the relevant title that a site contamination audit report has been prepared in respect of the land.

Signed: 

Date: 15/8/23

☐ If being lodged electronically please tick to indicate agreement to this declaration.

*Delete whichever is not applicable

Adapted from Schedule 3 of Practice Direction 14 – Site Contamination Assessment – Version 2 (23 June 2022)



Name of company or business / accreditation body and number

[Click here to enter text.](#)

Note 1—Investigations found the existence of 'fill or soil importation' on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)*, but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA's Industry Guideline on '*Construction environmental management plans (CEMP)*' provides assistance on meeting the obligations of the *Environment Protection Act 1993*.

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: \$20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016*.

Note 3—The "subject land" is the land the subject of the subject development application.

Note 4—"Adjacent land" is defined in section 3(1) of the *Planning, Development and Infrastructure Act 2016* to mean "in relation to other land, means land that is no more than 60 metres from the other land".

**Delete whichever is not applicable*

Adapted from Schedule 3 of Practice Direction 14 – Site Contamination Assessment – Version 2 (23 June 2022)





A231570Rev01_PSI Addendum

15 August 2023

Joanne Owen
Project Manager – Strategic Development Projects
City of Salisbury
34 Church St, Salisbury, SA, 5108

Attention: Joanne

ADDENDUM TO PRELIMINARY SITE INVESTIGATION REPORT, SALISBURY OVAL PRECINCT, BROWN TERRACE

1.0 Introduction

Tonkin were commissioned in 2019 to undertake a Preliminary Site Investigation (PSI) for a portion of land incorporating the Salisbury Oval Precinct, located on Brown Terrace, Salisbury. The objectives of the assessment were to identify any potentially contaminating activities on the site that may preclude the site usage for potential residential divestment.

It is noted that the PSI was undertaken prior to the introduction of the Practice Direction 14 Guideline, however it is deemed on review of the document that the conclusions were consistent with what would be expected of a PSI that was undertaken current day, considering the suitability of the site for more sensitive development.

Tonkin understands that Council wish to divest the northern portion of the Salisbury Oval Precinct, herein referred to as the "Development Area", identified as Allotment 303 covered within the 2019 investigation as residential, aged care and health services, and in addition wish to include Allotment 2, situated on the western side of Allotment 303 for development as an aged care facility. It is noted that although Allotment 2 was not included in the original 2019 PSI, much of the historical data was obtained for this Allotment as a part of the historical searches for the remainder of the precinct and hence has been reviewed herein for the purposes of this addendum.

The purpose of this addendum is therefor to;

- Using the historical data previously collected for the 2019 PSI, review the history of Allotment 303 and Allotment 2 areas and undertake an inspection of the development area.
- Review aerial photographs for the development area, from 2018 to current day to determine any significant changes in either Allotments over time.
- Inspect the development area in total to ascertain that the area is consistent with the 2019 findings and that there are no indications of contamination onsite.
- Complete and include the Practice Direction 14 Site Declaration form.

2.0 Summary of Previous Works

2.1 Site Inspection

During the 2019 works, Allotment 303 was reported to consist of vacant land and a bitumen carpark. The vacant land was observed to be generally flat and covered in trees, dead grass and a red, silty sand material. There was some minor inert waste scattered across the site including a very small stockpile of treated timber posts which were identified as potentially containing

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1



chromium, copper and arsenic (CCA). The carpark appeared to be in good condition with no major cracks or evidence of staining/contamination.

According to site inspection notes, the Allotment 2 area consisted predominantly of an active bowling green which was bordered on the northeast boundary by a tree and grassed lined area adjacent Orange Avenue. Further west of the bowling green was an abandoned hardstand croquet court area containing two large above ground water collection tanks. These tanks were potentially utilised for the storage of groundwater that was used to irrigate the bowling greens. The very western portion of the Allotment 2 area consisted of a sealed carpark in good condition, which was utilised as the main bowling club carpark.

2.2 Surrounding Land Uses

At the time of the 2019 investigation the surrounding land uses were found to be predominantly residential, recreational and industrial. Focussing predominantly on the development area the surrounding uses included:

- North: Orange Avenue beyond which lies residential properties
- East: Brown Terrace beyond which lies residential properties, some light industrial buildings to the northeast.
- South: Recreational open space and sporting facilities.
- West: Sealed carpark area, Scout group facilities and Salisbury war memorial, beyond which lies Memorial Avenue and the Gawler Rail Corridor (approximately 100m west)

2.3 Geological and Hydrogeological Setting

According to the Geological Survey of South Australia Adelaide 1: 250,000 Map Sheet, the site is underlain by the Quaternary Pooraka Foundation (Qpp) which consists of unconsolidated pale red-brown sandy clay containing carbonate of the Loveday Soil.

There were three groundwater wells (6628-5087, 6628-1130 and 6628-2253) located to the south of the development area. Two of the wells were listed as irrigation and one was listed as observation. Well 6628-5087 was located between the Salisbury Bowls Club and Salisbury Croquet Club with a maximum depth of 25.91 m. The SWL was not listed. Well 6628-1130 was in the western corner of the oval with a maximum depth of 25 m. The SWL was not listed. Well 6628-2253 was in the northern corner of the oval with a maximum depth of 145 m with a SWL of 22 m.

This well is in the deeper tertiary aquifer. The closest offsite groundwater well (6628-5071) with a SWL listed is approximately 160 m east of the football oval with a maximum depth of 31.09 m and a SWL of 10.67 m. On this basis, groundwater at the site was anticipated to be <11 m in depth.

2.4 Aerial Photographs (1949 – 2018)

Comments relevant to the development area are presented Following.

| Date | Comments |
|------|---|
| 1949 | <ul style="list-style-type: none"> • Allotment 303: mainly vacant land with two long buildings established in the middle of the site. • Allotment 2: developed with residential premises. |
| 1959 | <ul style="list-style-type: none"> • Allotment 303: two long buildings are no longer present, more trees on the southern boundary. • Allotment 2: Unchanged from 1949. |



| Date | Comments |
|------|---|
| 1968 | <ul style="list-style-type: none"> Allotment 303: a new building has been built on the eastern side (St Jays Recreation Centre). The western side of the block has been cleared and appears to be sealed as a carpark. Trees along the southern boundary of the site have now been removed. Allotment 2: site has been cleared of all housing and is now vacant grassed land. Unsealed tracks were observed in the eastern and western sections |
| 1979 | <ul style="list-style-type: none"> Allotment 303: with the exception of additional trees the allotment is largely unchanged from the 1968 photograph. Allotment 2: the allotment is largely unchanged from the 1968 photograph |
| 1994 | <ul style="list-style-type: none"> Allotment 303: with the exception of additional trees the allotment is largely unchanged from the 1968 photograph. Allotment 2: the site now contains a bowling green, a croquet field and the western portion contains a small section of sealed, treelined car park. |
| 2004 | <ul style="list-style-type: none"> Allotment 303: the allotment is largely unchanged from the 1994 aerial photograph. Allotment 2: the allotment is largely unchanged from the 1994 aerial photograph |
| 2017 | <ul style="list-style-type: none"> Allotment 303: the allotment is largely unchanged from the 1994 aerial photograph. Allotment 2: with the exception of the potential abandonment of the croquet field and the presence of above ground water storage tanks (likely associated with the well to the south of the development area) the allotment is largely unchanged from the 1994 aerial photograph |
| 2018 | <ul style="list-style-type: none"> Allotment 303: the building situated on Allotment 303 is no longer visible and appears to have been recently demolished. Allotment 2: appears unchanged from the 2017 aerial photograph. |

2.5 Potentially Contaminating Activities

The 2019 PSI identified the following potentially contaminating activities for the development area:

- Importation of fill material
- Potential domestic incinerators
- Demolition of residential housing
- Potential (unconfirmed) use pesticides/ herbicides
- Potential storage and use of chemicals for grounds maintenance
- Use of bitumen sealant
- Use of fertilisers etc on bowling greens
- The offsite rail corridor (approximately 100m west of the site)



The afore mentioned identified PCAs were deemed to be of negligible to low risk in the context of what was likely to be potential residential divestment of the site in 2019.

2.6 Limited Soil Investigation

Of the 17 boreholes advanced as a part of the 2019 investigation, two boreholes were sighted within the unsealed portion of Allotment 303 targeting the former building area. The analytical results from these two boreholes showed concentrations of contaminants below the health investigation levels (HILs) for residential development.

2.7 Conclusions of 2019 Investigations

The results of the 2019 investigations indicated that there no potential contaminating activities identified within the norther portion of the site that posed a potential risk to divestment of the site for more sensitive uses. On review of the 2019 Allotment 2 data, the same conclusions may be drawn.

3.0 Works Undertaken 2023

3.1 Site Inspection

The development area was inspected in detail on 15 August 2023 to inspect the area in question to ascertain that site conditions were as reported in 2019 and that there were no distinctive changes to the site, namely earthworks, importation of fill materials, construction of buildings etc. During the inspection a detailed review of the site surface conditions was additionally undertaken, with an emphasis on identifying potential surface impacts including areas of staining, areas with visibly distressed or dying vegetation, illegally dumped waste material at surface and the presence of potential asbestos containing materials.

Allotment 303 consisted of vacant land and a bitumen carpark. The vacant land was observed to be generally flat and covered in trees, grass and a red, silty sand material. The carpark appeared to be in good condition with no major cracks or evidence of staining/contamination.

The Allotment 2 area consisted predominantly of a former bowling green which was bordered on the northeast boundary by a tree and grassed lined area adjacent Orange Avenue. Further west of the bowling green was an abandoned hardstand croquet court area containing a green waste skip and a small pile of broken concrete. The very western portion of the Allotment 2 area consisted of a sealed carpark in good condition, which was utilised as the main bowling club carpark.

Based on the above, the only recorded difference between the 2019 recorded site condition and the recent site conditions are:

- The removal of the timber posts from Allotment 303.
- The recent abandonment of the bowling green on Allotment 2.
- The removal of the two water storage tanks on the croquet hardstand area on Allotment 2.
- The presence of the skip and small pile of concrete on the hardstand area on Allotment 2.

In the context of the proposed development, there is no significant change between the 2019 site conditions and the recent.

3.2 Aerial Photographs (2018 – 2023)

Comments relevant to the development area are presented Following.



| Date | Comments |
|------|---|
| 2020 | <ul style="list-style-type: none"> Allotment 303: the site is unchanged from 2018. The central portion of the site is cleared of trees, car park is present on the western side. Allotment 2: the site is unchanged from 2018 with a functional bowling green, hardstand former croquet court containing two water tanks and a sealed carpark area to the west. |
| 2021 | <ul style="list-style-type: none"> Allotment 303: the site is unchanged from 2018. Allotment 2: the bowling green no longer appears in use and the water tanks on the former croquet area are no longer present. |
| 2022 | <ul style="list-style-type: none"> Allotment 303: the site is unchanged from 2018. Allotment 2: the site is unchanged from 2018. |
| 2023 | <ul style="list-style-type: none"> Allotment 303: the site is unchanged from 2018. Allotment 2: the site is unchanged from 2018. |

With the exception of the cessation of use of the bowling green on Allotment 2 in 2021 and the removal of the water storage tanks from the former croquet hardstand area in the same year, there appear to be no discernible differences of interest between the 2018 aerial photograph review and the most recent.

4.0 Conclusions and Recommendations

Based on the detailed review of the Tonkin 2019 PSI report encompassing the Salisbury oval precinct as a whole and the collected site history information for the adjoining Allotment 2 area, Tonkin can make the following conclusions in relation to the environmental condition of the proposed development area in reference to the Practice direction 14, Site Contamination Assessment 2021 guidance;

- There have been no Class 1 activities undertaken on the proposed development area or within 60m of it.
- There have been no Class 2 activities undertaken on the proposed development area or within 60m of it.
- There have been no Class 3 activities undertaken on the proposed development area or within 60m of it.

The review of the data and inspection of the two Allotments encompassing the development area have additionally shown no significant change in development or layout since the collection of the 2019 data or the production of the 2019 PSI report.

On this basis it is considered that given the absence of identified contaminating activities and the absence in significant change to the development area, the risk posed from the proposed development is deemed to be negligible.



Yours sincerely,

Dean Noske

**Discipline Principal, Environmental Science
Tonkin**

Attachments Historical and recent aerial images



Salisbury Oval, Brown Terrace
1949 Aerial Image



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Salisbury Oval, Brown Terrace 1959 Aerial Image



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Salisbury Oval, Brown Terrace 1968 Aerial Image





Salisbury Oval, Brown Terrace 1979 Aerial Image





Salisbury Oval, Brown Terrace 1994 Aerial Image



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Salisbury Oval, Brown Terrace 2004 Google Earth Image





Salisbury Oval, Brown Terrace 2018 Google Earth Image





Salisbury Oval, Brown Terrace 2021 Google Image





Salisbury Oval, Brown Terrace 2023 Google Image



mark@thomsonplanning.com.au

From: mark@thomsonplanning.com.au
Sent: Thursday, 14 September 2023 7:47 PM
To: 'Chris Carrey'; 'Katherine Thrussell'
Subject: RE: 23010242 11-17 Orange Av Salisbury
Attachments: Schindler 1000 Core Elevator - 1100 W x 1400 D Car Size.pdf; 22 Dunbar Housing SDA New Dawn Email 23.09.06.pdf; 22 Dunbar Housing SDA chart 22.04.28.pdf

Hi Chris and Katherine,

In response to your email on 24 August below, I advise as follows.

Use of the 16 Units Within the Two Storey Building

The current proposal is for all of the units within the two storey building to be used for supported accommodation (including carer accommodation), except for three (3) upper level units which are to be used as housing for disadvantaged persons in the Salisbury Region. Please find attached a schematic showing the designation of the accommodation throughout the development site.

The ground level apartments have been designated as High Physical Support accommodation under the SDA design categories. This category of housing is designed to incorporate a high level of physical access provision for people with significant physical impairment and requiring very high levels of support.

The upper level supported accommodation apartments have been designated as Fully Accessible under the SDA design categories. This category of housing is designed to incorporate a high level of physical access provision for people with significant physical impairment and requiring moderate levels of support, such as visits from Occupational or Physio Therapists and other health professionals to assist with living comfortably. These apartments (along with the ground level apartments and 4 x single storey supported accommodation units) will be managed by New Dawn Housing and attached is an email from their Managing Director, Will Fryer, confirming that one Lift is sufficient to comply with the SDA criteria. Also attached is a Lift brochure for the type of lift proposed to be used for this development.

Therefore, with the exception of the 3 units which are proposed to accommodate disadvantaged persons, the two storey building is proposed as supported accommodation, insofar as it comprises residential accommodation which is provided to persons requiring/together with regular medical and/or personal care assistance.

The 3 units which are proposed for disadvantaged persons are best categorised as dwellings. As with the semi-detached dwellings which are proposed adjacent to Orange Avenue, although they are intended to be an 'affordable' form of accommodation, it does not meet the relevant criteria for 'affordable housing' as determined by the Minister responsible for the South Australian Housing Trust Act 1995 under Regulation 4 of the South Australian Housing Trust Regulations 2010. As such, for assessment purposes, these 3 units are simply dwellings.

Semi-detached Dwellings

As per my email to you on 24 August and the explanation provided in my report which was submitted with the application, I consider that the dwellings located adjacent to Orange Avenue are most appropriately categorised as semi-detached dwellings. BAILY v CITY OF NORWOOD, PAYNEHAM & ST PETERS & ANOR SAERDC 38 was a very similar scenario. It involved two pairs of semi-detached dwellings (4 dwellings total). Their access was via a common driveway running in between the two pairs, which not only serviced them but also group dwellings at the rear of the development site. The Court found that they were still semi-detached dwellings even though they took access from a common

driveway, because they still had their own sites (noting that a site is a building and its curtilage and a curtilage is defined (dictionary) as the fenced off area around a building.

That said, I acknowledge that pursuant to Regulation 31(1)(a) of the *Planning, Development and Infrastructure (General) Regulations*, that it is the role of the relevant authority to determine the nature of the development.

Please let me know if you require any further information or clarification.

Regards,

Mark Thomson

Mobile 0408 840 570

Email mark@thomsonplanning.com.au

Website www.thomsonplanning.com.au



**THOMSON
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ACCRED
PROFESS

From: Chris Carrey <CCarrey@salisbury.sa.gov.au>
Sent: Thursday, August 24, 2023 8:04 AM
To: mark@thomsonplanning.com.au
Cc: Katherine Thrussell <KThrussell@salisbury.sa.gov.au>
Subject: 23010242 11-17 Orange Av Salisbury

Hi Mark

Hope you are well.

I note the PSI addendum and SCDF have been uploaded to the portal and the application has returned for verification. Unfortunately, Katherine has been out of the office the past 2 weeks, but is back today.

We have engaged a private planning consultant to assist with the assessment. They have raised a query regarding the proposed form of development which I thought I would quickly raise, before verification to ensure the generation of accurate formal Code rules.

Can you please advise on the following before we process verification:

The Planning Report prepared by Thomson Planning describes the proposal as a community housing development comprising a mix of supported accommodation units and semi-detached dwellings.

Supported accommodation is defined by the Code as "premises in which residential accommodation is provided to persons requiring/together with regular medical and/or personal care assistance, but does not include home care".

The report states that 14 of the 16 supported accommodation units are designed for high needs people under the National Disability Insurance Scheme. It is noted that the apartments have no direct lift access, with only indirect lift access from the adjacent community centre building. Given the lack of direct lift access, the

occupation of the apartments by people with "high needs" is questionable. Further information/clarification is required to demonstrate that the housing tenure will be for supported accommodation.

The front dwellings (Unit 1 to 10) are not semi-detached dwellings as they do not occupy their own site. As their sites include the rear common driveway, the proposed dwellings constitute residential flat buildings.

Given the above, further clarification of the nature of the proposed development should be provided.

I'm advised we should have internal engineering comments back by Friday so should be in a position to issue any other queries early next week.

Thanks

Chris

Chris Carrey

Team Leader Planning

Development Services

D: 08 8406 8461

E: CCarrey@salisbury.sa.gov.au

City of Salisbury

34 Church Street, Salisbury, South Australia, 5108

P: 08 8406 8222

W: www.salisbury.sa.gov.au



The City of Salisbury acknowledges that we are on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

The City of Salisbury advises that, in order to comply with its obligations under the State Records Act 1997 and the Freedom of Information Act 1991, email messages may be monitored and/or accessed by Council staff and (in limited circumstances) third parties. The contents of this email are confidential and may be subject to copyright. This email is intended only for the addressee(s). If you have received this email in error please immediately advise the sender by return email and delete the message from your system. Use, disclosure or reproduction of this email by anyone other than the intended recipient(s) is strictly prohibited. No representation is made that the email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient. All references to 'email' include references to attachments to the email.

DUNBAR Development Usage

| Lot No | Apt / Dwl Number | SDA Level | SDA Funding | Dwelling Type | SDA No. Residents | Non SDA Residents | No. Beds | No. Baths | OOA |
|--------|------------------|----------------|-------------|-------------------|-------------------|-------------------|----------|-----------|-----|
| 1 | 1 | HPS | Yes | Apartment | 2 | 0 | 2 | 2 | Yes |
| 1 | 2 | HPS | Yes | Apartment | 2 | 0 | 2 | 2 | Yes |
| 1 | 3 | HPS | Yes | Apartment | 2 | 0 | 2 | 2 | Yes |
| 1 | 4 | Carer OOA | No | Apartment | 2 | 0 | 2 | 2 | N/A |
| 1 | 5 | HPS | Yes | Apartment | 2 | 0 | 2 | 2 | Yes |
| 1 | 6 | HPS | Yes | Apartment | 2 | 0 | 2 | 2 | Yes |
| 1 | 7 | HPS | Yes | Apartment | 2 | 0 | 2 | 2 | Yes |
| 1 | 8 | HPS | Yes | Apartment | 2 | 0 | 2 | 2 | Yes |
| 1 | 9 | FA | Yes | Apartment | 1 | 1 | 2 | 2 | No |
| 1 | 10 | FA | Yes | Apartment | 1 | 1 | 2 | 2 | No |
| 1 | 11 | FA | Yes | Apartment | 1 | 1 | 2 | 2 | No |
| 1 | 12 | FA / Carer OOA | No | Apartment | 1 | 0 | 2 | 2 | N/A |
| 1 | 13 | FA | Yes | Apartment | 1 | 1 | 2 | 2 | No |
| 1 | 14 | Afford | No | Apartment | 0 | 2 | 2 | 2 | No |
| 1 | 15 | Afford | No | Apartment | 0 | 2 | 2 | 2 | No |
| 1 | 16 | Afford | No | Apartment | 0 | 2 | 2 | 2 | No |
| 1 | 17 | Afford | No | Semi Detach Villa | 0 | 2 | 2 | 1 | No |
| 1 | 18 | Afford | No | Semi Detach Villa | 0 | 2 | 2 | 1 | No |
| 1 | 19 | Afford | No | Semi Detach Villa | 0 | 2 | 2 | 1 | No |
| 1 | 20 | Afford | No | Semi Detach Villa | 0 | 2 | 2 | 1 | No |
| 1 | 21 | Afford | No | Semi Detach Villa | 0 | 2 | 2 | 1 | No |
| 1 | 22 | Afford | No | Semi Detach Villa | 0 | 2 | 2 | 1 | No |
| 1 | 23 | Afford | No | Semi Detach Villa | 0 | 2 | 2 | 1 | No |
| 1 | 24 | Afford | No | Semi Detach Villa | 0 | 2 | 2 | 1 | No |
| 1 | 25 | Afford | No | Semi Detach Villa | 0 | 2 | 2 | 1 | No |
| 1 | 26 | Afford | No | Semi Detach Villa | 0 | 2 | 2 | 1 | No |
| 3 | 27 | HPS | Yes | Semi Detach Villa | 2 | Shared Carer | 2 1/2 | 2 1/2 | Yes |
| 3 | 28 | HPS | Yes | Semi Detach Villa | 2 | Shared Carer | 2 1/2 | 2 1/2 | Yes |
| 3 | 29 | HPS | Yes | Semi Detach Villa | 2 | Shared Carer | 2 1/2 | 2 1/2 | Yes |
| 3 | 30 | HPS | Yes | Semi Detach Villa | 2 | Shared Carer | 2 1/2 | 2 1/2 | Yes |

Note: HPS = High Physical Support. FA = Fully Accessible. Afford = Affordable tenanted housing



| | |
|---------|--|
| To | "Mr. William Fryer" <wfryer@newdawnhousing.com>, |
| Cc | Giles French/Rossdale/AU, |
| Bcc | |
| Subject | Dunbar Accommodation agreement |

Hi Giles,

It was great chatting with you earlier today.

As discussed, I can confirm that one elevator is enough to provide reasonable access for clients to their apartments at the proposed Salisbury SDA development; as long as this elevator meets the below NDIS design standards.

To quote the NDIS Specialist Disability Accommodation Design Standards, please find attached:

'Passenger lift if provided within a dwelling or for access to a dwelling shall be as permitted under the NCC Clause E3.6, excluding the use of stairway platform lifts.

Lift door to provide a minimum clear opening of 900mm.

The lift car size shall be minimum 1100mm (width) x 1400mm (in direction of travel).'

For our other two apartment projects there is also only one lift.

I hope this helps, please let me know if I can be of further assistance.

Kind regards,

Mr. William Fryer B.Mgmt.(Mktg.), B.Sport.Rec.Mgmt.

Managing Director.

Mob. 0408 709 067

Work. 08 8131 0570

8 Main Street, Crafers, SA 5152

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|---------------|---|
| Capacity | 400 - 1000 kg |
| Travel height | Up to 12 m |
| Stops | Max 5 stops |
| Speed | 1.0 m/s |
| Drive system | Machine room-less, frequency controlled, eco-friendly regenerative drive technology |
| Group size | Up to 2 cars |
| Entrances | Single or through entry car |
| Interior | 2 interior design lines, fresh wall colours and wide range of accessories |



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Swiss precision, value engineered.
- Future ready**
Elevators designed to interface with future-orientated technologies.
- Simply stylish**
An attractive, easy-to-combine selection of décor and fixtures that is perfectly matched to your building.
- Compact design**
Minimum space for maximum use.

Value for money

Swiss precision, value engineered

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Smooth operation

The Schindler 1000 features a gearless drive system with Suspension Traction Media (STM) to ensure efficient operation and long-term reliability. Combined with our new elevator car, control system and drive, the ride experience for passengers is not only smoother, but quieter, too.



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Regenerative drive technology is a standard throughout our new modular product family. This reduces travel energy by up to 30% compared to any conventional technology.



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Improving energy efficiency is essential to reduce the environmental impact of elevators and the buildings they serve. Eco-friendly features, such as regenerative drive, LED lighting and stand-by mode are standard in all Schindler 1000 elevators, achieving the highest energy-efficiency rating class A according to ISO 25745-2.

*The classification always refers to a specific customer configuration. Usage pattern, load capacity, customer specific options and site conditions influence the final rating.



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Innovation in installation

Schindler's new **INEX** (Installation Excellence) system not only reduces construction preparation and resources for our customers, it also improves safety and efficiency on site.



Smart operation – switching to digital

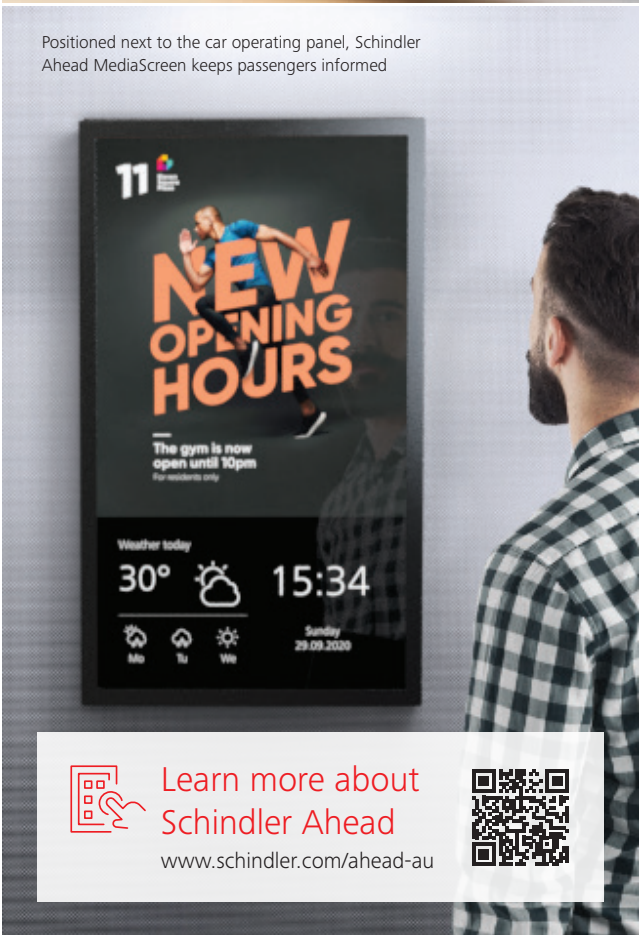
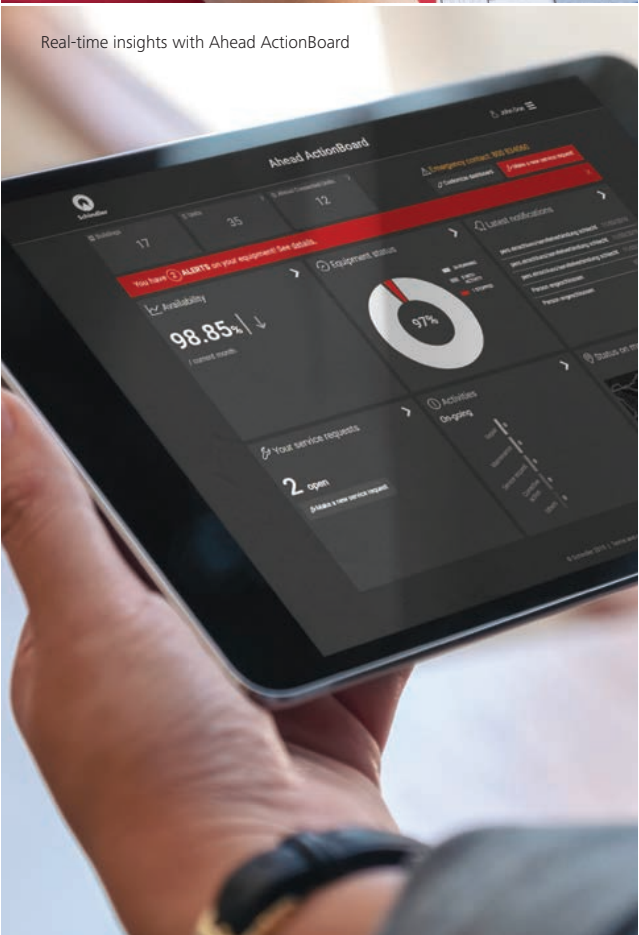
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- **Real-time insights with Ahead ActionBoard**
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Simplicity and comfort in your car with this robust design line. Fresh colours, durable accessories, and the option of twelve different floors make Navona an excellent choice for residential applications. Stainless steel options are available for rear and side walls.






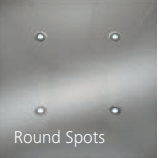



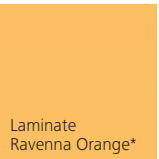

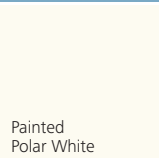
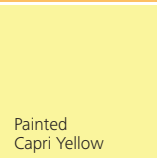
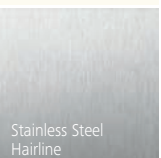
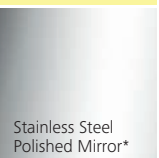
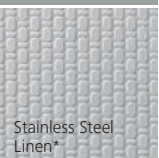



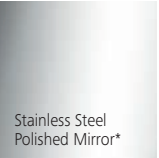

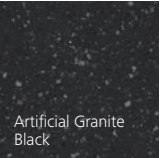

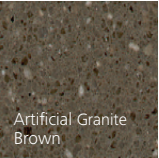


Times Square
Modern and versatile
Achieve a contemporary look, choose from warm or cool colours or combine to enhance contrast for more depth. Times Square adds distinctive features to any public, commercial or residential building.



Design your elevator in minutes

Explore the wide range of combinations available with our easy-to-use online configuration tool:
www.schindler.com/plan-au

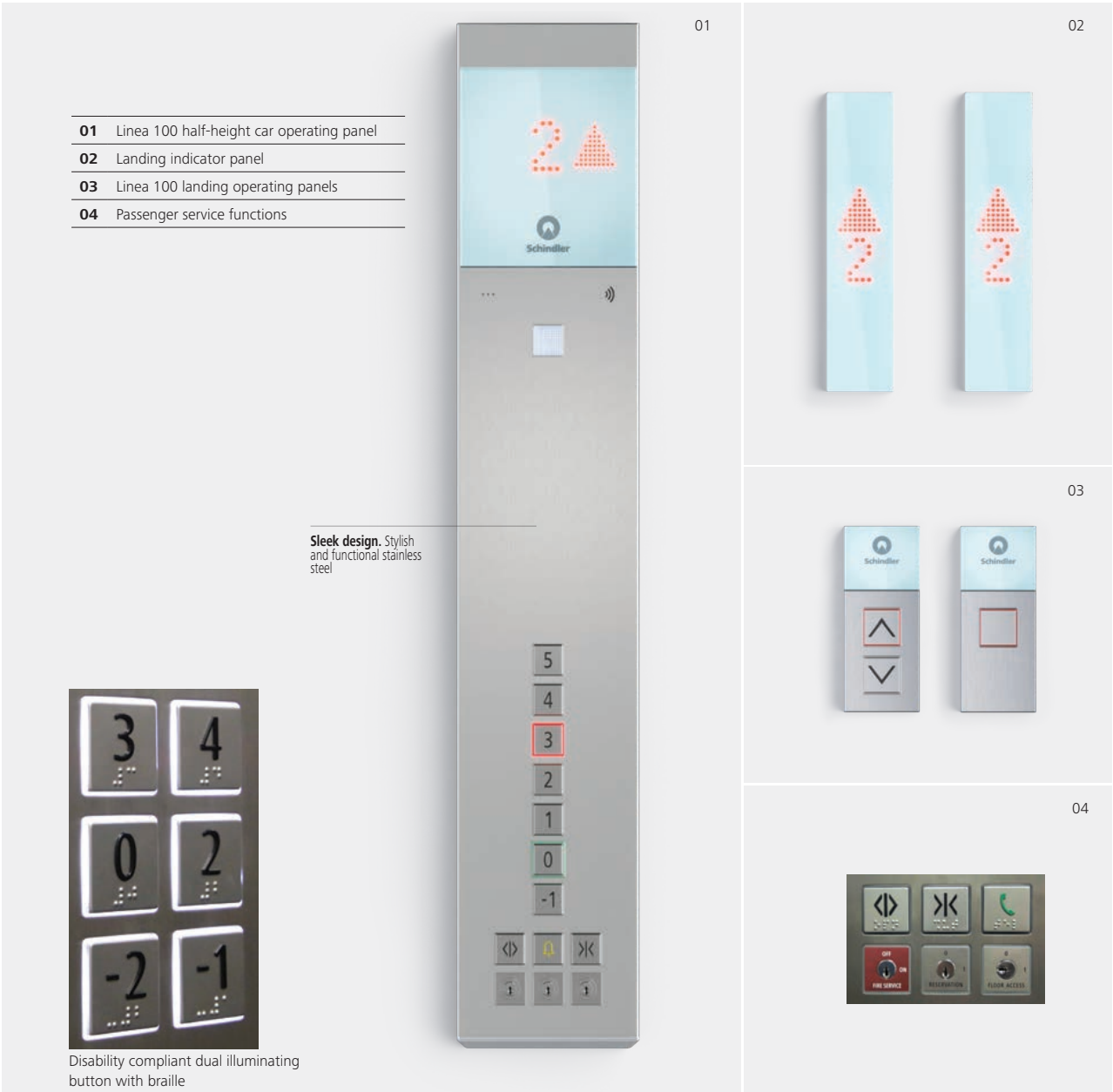


| | | | |
|---|---|--|---|
|  Ceiling |  Aluminum White |  Stainless Steel Hairline |  Stainless Steel Polished Mirror* |
|  Lighting |  Line |  Round Spots |  Bracket* |
|  Walls |  Painted San Marino Blue |  Laminate Ravenna Orange* |  Laminate Cadiz Blue* |
| |  Painted Polar White |  Painted Capri Yellow |  Painted Riga Grey |
| |  Stainless Steel Hairline |  Stainless Steel Polished Mirror* |  Stainless Steel Linen* |
|  Car doors & Car fronts |  Stainless Steel Hairline |  Stainless Steel Linen |  Stainless Steel Polished Mirror* |
|  Floor |  Artificial Granite Black |  Artificial Granite Grey |  Artificial Granite Brown |
| |  Artificial Granite Sand |  Rubber Speckled Black |  Rubber Speckled Light Grey |
| | |  Bare | |

Note: Specifications, options and colours are subject to change. All cars and options illustrated in this brochure are representative only. The samples shown may vary from the original in colour and material.
*Only available for Times Square

Car operating panels and landing fixtures Linea 100

Our operating panels and fixtures are ergonomically designed to make the passenger experience intuitive, smooth and simple. The Linea 100 incorporates low energy multiprocessor controls and operating panels fashioned in stylish, tempered safety glass.



Schindler Moving Package

Moving can be hassle-free

In residential and commercial buildings, moving is a part of daily life. Whether transporting household appliances, bookcases or beds, your elevators will be heavily used. Preserve the value of your property and elevator and avoid costly repairs. Our Moving Package can protect your elevator and avoid damages caused by relocations.



Your benefits at a glance

- The lift car interior wall panels are protected from scratches and other damage
- The independent service gives you priority and makes the move easier and safer
- The protective mats are made of sturdy materials and can be used many times

The package includes:

Wall protection mats

- Impact-absorbing, padded protective mats for the lift car walls, made from flame-retardant materials.
- Transparent film covers that will protect the operating panel.
- Extendable telescopic poles for a seamless installation of the elevator protective mats.
- Supplied in a practical and robust bag.

Independent service

- Reserve the cabin via a key switch so you can remain on the desired floor with the doors open.
- Experience more efficient loading and unloading, that protects the elevator for a relaxed and fast move.

Independent service indication

- Communicates essential moving information to other passengers.
- Displays notification signage on the landing indicator panels that the lift is temporarily unavailable.

Other available option packages



Security



Penthouse

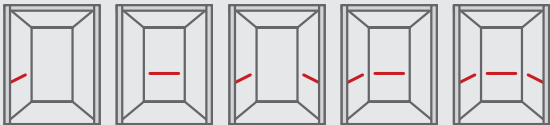
Handrails and Mirrors

Spacious and secure


Schindler stainless steel handrails are designed to blend with car interiors, shapes and textures, and can be mounted to the side and rear walls. Available in straight ends.

Mirrors heighten the sense of space, depth and comfort in elevators. Choose from a centred panel safety-glass mirror on the rear wall of the car in half-height or full-height configurations.


Handrails



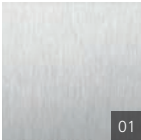
The handrails can be mounted in different combinations of side and rear walls, either only one handrail piece on the rear or side walls, two handrail pieces on the side walls or handrails on three walls.



Straight Stainless Steel Hairline

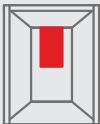


Shapes and finishes:


| | |
|---|------------------------------------|
|  | 01 Stainless Steel Hairline |
|---|------------------------------------|

Mirrors


Rear wall



Half-height centred



Full-height centred



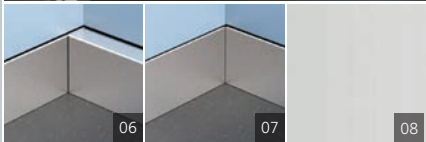


Times Square
Half-height centred mirror

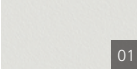


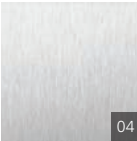
Landing doors and Skirting

For a stylish entrance

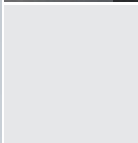
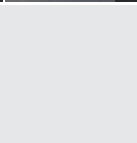
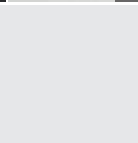
How your elevator design complements your building interior can enhance your tenants’ response to the overall décor concept. We offer a range of colours to fulfill your building’s design potential.

Our protruding and flush skirting range provides protection for the lift car interiors. Our practical range of skirting seamlessly blend with our range of interiors.



| Landing door colour options | |
|---|------------------------------------|
|  | 01 Light Grey |
|  | 02 Milan Grey |
|  | 03 Vienna Beige |
|  | 04 Stainless Steel Hairline |


Note: All landing doors are fire rated as per the NCC/BCA requirements

| Schindler 1000 | |
|---|---------------------------------------|
|  | 06 Protruding (side wall only) |
|  | 07 Flush |
|  | 08 Aluminium Anodised |

Compact design

Minimum space for maximum use

The Schindler 1000 benefits from our machine room-less (MRL) traction systems and compact door drives to optimise shaft space, reducing construction costs and leaving space for tenants.

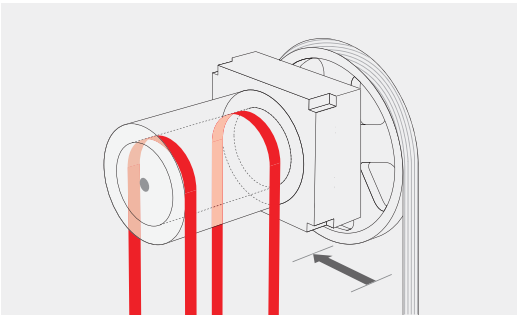


Extra available space


Machine room-less design
All main components sit in the shaft, saving construction cost and giving architects more space to work with. Schindler 1000 allows a larger car to be fitted into a standard shaft space.

Selection of door sizes depending on your choice of car size

Smaller motor and traction sheave
Suspension Traction Media (STM) saves shaft space and energy by using a smaller motor and sheave.

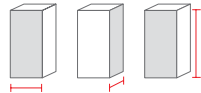
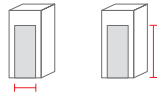
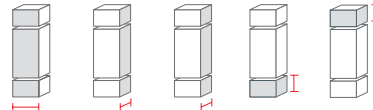


Built-in inspection and test panel
The inspection and test panel is built directly into a standard door frame. This solution simplifies elevator installation, provides easy access for maintenance, and saves space.



Planning data

Shaft dimensions shown at minimum plumb, building tolerances should be added

| | | | | |  | | |  | | |  | | | | | | | | |
|--------------------|-----------------|-----------------------|---------------------|---------------|---|---------------------|----------------------|---|---------------------|----------------------|---|------------------------------------|------------------------------------|--------------------|----------------------|--|--|--|--|
| GQ kg (load) | Passen- gers | VKN m/s (speed) | HQ m (travel) | ZE (stops) | BK mm (width) | TK mm (depth) | HK mm (height) | Type | BT mm (width) | HT mm (height) | BS mm (width) | TS ⁽¹⁾ mm (depth) | TS ⁽²⁾ mm (depth) | HSG mm (pit) | HSK* mm (head) | | | | |
| 400 | 5 | 1.0 | 12 | 5 | 1000 | 1100 | 2139 | T2 | 900 | 2100 | 1475 | 1450 | 1630 | 1100 | 3425 | | | | |
| | | | | | | | 2439 | | | | | | | | 3725 | | | | |
| | | | | | | | 2500 | | | | | | | | 3800 | | | | |
| 630 | 8 | 1.0 | 12 | 5 | 1100 | 1400 | 2139 | T2 | 900 | 2100 | 1625 | 1750 | 1930 | 1100 | 3425 | | | | |
| | | | | | | | 2439 | | | | | | | | 3725 | | | | |
| | | | | | | | 2500 | | | | | | | | 3800 | | | | |
| | | | | | | | 2139 | C2 | | | 1950 | 1700 | 1840 | | 3825 | | | | |
| | | | | | | | 2439 | | | | | | | | 4125 | | | | |
| | | | | | | | 2500 | | | | | | | | 4200 | | | | |
| 1000 | 13 | 1.0 | 12 | 5 | 1400 | 1600 | 2139 | C2 | 900 | 2100 | 1950 | 1900 | 2040 | 1100 | 3425 | | | | |
| | | | | | | | 2439 | | | | | | | | 3725 | | | | |
| | | | | | | | 2500 | | | | | | | | 3800 | | | | |
| | | | | | | | 2500 | | 1000 | | 2150 | | | | 4200 | | | | |
| | | | | | | | 2500 | | | | | | | | 4200 | | | | |

HE minimum Interfloor distance:
2425 mm min. for door height 2000 mm
2525 mm min. for door height 2100 mm
HE two-stop installations is 2625 mm min.
HE minimum interfloor distance for opposite entrances is 300 mm

T2 Telescopic door
C2 Centre opening door

TS⁽¹⁾ Shaft depth 1 entrance
TS⁽²⁾ Shaft depth 2 entrances
HSK Headroom height for safety gear on counterweight HSK min. + 140 mm



Schindler Plan & Design tool

Design your elevator layout in minutes

Our easy-to-use online planning tool makes it simple to find the right vertical transportation setup for your building. The Schindler Plan & Design tool helps you to prepare specifications in the early stages of your building's project lifecycle.

With just a few clicks, the Schindler Plan & Design tool can provide a comprehensive product specification and detailed layout drawings. Simply download the data straight into your project design in DWG or PDF formats.

The solution can be integrated with Building Information Modelling standards, and our Project Cloud makes it easy for you to share your projects with us.

Schindler Lifts Australia Pty. Ltd.
T: 1300 WE ELEVATE (1300 933 538) | E: schindlersales@au.schindler.com | W: www.schindler.com

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Version: 15.04.2021

We Elevate



www.schindler.com/plan-au



Schindler

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

11-17 ORANGE AV SALISBURY SA 5108

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

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



Property Zoning Details

Zone

Urban Activity Centre

Overlay

Aircraft Noise Exposure (ANEF 20)

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

Affordable Housing

Building Near Airfields

Defence Aviation Area (All structures over 90 metres)

Noise and Air Emissions

Prescribed Wells Area

Regulated and Significant Tree

Traffic Generating Development

Local Variation (TNV)

Maximum Building Height (Metres) (Maximum building height is 16.5m)

Concept Plan (Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints)

Maximum Building Height (Levels) (Maximum building height is 4 levels)

Development Pathways

Urban Activity Centre

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.

Building alterations

Consulting room

Office

Partial demolition of a building or structure

Shade sail

Shop

Solar photovoltaic panels (roof mounted)

Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

Advertisement

Consulting room

Land division

Office

Replacement building

Shop

Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

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

Advertisement

Consulting room

Demolition

Dwelling

Fence

Land division

Office

Retaining wall

Shop

Store

Telecommunications facility

Tree-damaging activity

4. Impact Assessed - Restricted

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

Page 1 of 107

Printed on 9/18/2023

Part 2 - Zones and Sub Zones

Urban Activity Centre Zone

Assessment Provisions (AP)

Desired Outcome (DO)

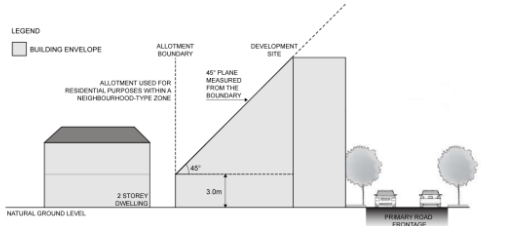
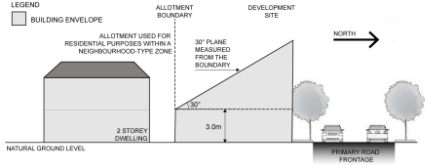
| Desired Outcome | |
|-----------------|---|
| DO 1 | A cohesive and legible environment supporting a broad spectrum of regional level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours. |
| DO 2 | Primary business, shopping and entertaining areas are integrated with public transport facilities, pedestrian and cycling networks, and community transport infrastructure, and designed to enhance the quality of the public realm. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Land Use and Intensity | |
| PO 1.1 Shops, offices, entertainment, health, education and recreation related uses and other businesses that provide a comprehensive range of goods and services to the region. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Advertisement (b) Car park facility (c) Child care facility (d) Cinema (e) Consulting room (f) Community transport facilities (g) Community facility (h) Consulting room (i) Dwelling (j) Educational facility (k) Emergency services facility (l) Hospital (m) Hotel (n) Indoor recreation facility (o) Library (p) Licensed Premises (q) Light industry (r) Office (s) Place of worship (t) Public transport facilities (u) Retail fuel outlet (v) Retirement facility (w) Shop (x) Store (y) Student accommodation (z) Supported accommodation (aa) Telecommunications facility (ab) Tourist accommodation (ac) Warehouse |
| PO 1.2 Facilities within the centre sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity. | DTS/DPF 1.2 None are applicable. |
| | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---|---|---|
| PO 1.3 | Residential development does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit. | DTS/DPF 1.3 | None are applicable. |
| PO 1.4 | Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities and contribute to making streets and pedestrian thoroughfares pleasant and lively places. | DTS/DPF 1.4 | Dwellings are located at upper levels of buildings with non-residential uses located at ground level. |
| PO 1.5 | Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves <u>medium-to-high densities</u> . | DTS/DPF 1.5 | None are applicable. |
| PO 1.6 | Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas. | DTS/DPF 1.6 | Any of the following: (a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m ² (b) cinema (c) hotel (d) licensed premises. |
| PO 1.7 | Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. | DTS/DPF 1.7 | A change of use to a shop, office, consulting room or any combination of these uses where all the following are achieved: (a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses (b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from any neighbourhood-type zone, or the site of a dwelling (other than a dwelling directly associated with the proposed shop) (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (d) if the change in use involves a gross leasable floor area greater than 250m ² and has direct frontage to an arterial road, it achieves either (i) or (ii): (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared (e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, whether exclusive to the premises or shared as part of an integrated complex containing two or more tenancies with shared facilities for off-street vehicle parking. |
| Built Form and Character | | | |
| PO 2.1 | Development throughout the zone that integrates with existing development through building scale, connections and complementary land uses. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Development integrated with existing or planned public or community transport interchanges and networks to support pedestrian access to activity centre facilities and services. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Buildings are sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares. | DTS/DPF 2.3 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| | | | |
| PO 2.4 | | DTS/DPF 2.4 | |
| Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces. | | None are applicable. | |
| PO 2.5 | | DTS/DPF 2.5 | |
| Development promotes the use of pedestrian and cyclist connections to centre facilities and services. | | None are applicable. | |
| PO 2.6 | | DTS/DPF 2.6 | |
| Buildings and facilities are sited and designed to provide an active frontage to the public realm, contributing to streetscapes and spaces that encourage social interaction. | | Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed. | |
| Building height and setbacks | | | |
| PO 3.1 | | DTS/DPF 3.1 | |
| Building height is consistent with the form expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or is generally medium-rise development, with the highest intensity of built form at the centre of the zone, and lower scale at the peripheral zone interface. | | Building height is: | |
| | | (a) not greater than: | |
| | | | <div> <div>Maximum Building Height (Metres)</div> <div>Maximum building height is 16.5m</div> </div> <div> <div>Maximum Building Height (Levels)</div> <div>Maximum building height is 4 levels</div> </div> |
| | | and | |
| | | (b) not less than: | |
| | | In relation to DTS/DPF 3.1, in instances where: | |
| | | (c) more than one value is returned in the same field then: | |
| | | (i) for the purpose of DTS/DPF 3.1(a), refer to the <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development | |
| | | (ii) for the purpose of DTS/DPF 3.1(b) refer to the <i>Minimum Building Height (Levels) Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development | |
| | | (d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other | |
| | | (e) no value is returned (ie there is a blank field), then: | |
| | | (i) for the purpose of DTS/DPF 3.1(a), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy | |
| | | (ii) for the purpose of DTS/DPF 3.1(b), then there is no minimum building height and DTS/DPF 3.1(b) is met. | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone. | | Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary): | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|--|
| |  |
| <p>PO 3.3</p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p> | <p>DTS/DPF 3.3</p> <p>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):</p>  |
| <p>PO 3.4</p> <p>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p> | <p>DTS/DPF 3.4</p> <p>None are applicable.</p> |
| Land Division | |
| <p>PO 4.1</p> <p>Land division that creates allotments that vary in size and are suitable for a variety of business and community facilities.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| Advertisements | |
| <p>PO 5.1</p> <p>Advertisements are sited and designed to achieve an overall consistency and appearance along individual street frontages.</p> | <p>DTS/DPF 5.1</p> <p>None are applicable.</p> |
| <p>PO 5.2</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality. | <p>DTS/DPF 5.2</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) do not exceed 10m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) (b) do not have a sign face that exceeds 8m² per side. |
| Vehicle parking | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | |
|---|--|---|-------------|---|--|
| | | | | | |
| <p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise visual dominance when viewed from the public realm.</p> | | <p>DTS/DPF 6.1</p> <p>Vehicle parking areas are sited above or below street level, in decked or basement parking.</p> | | | |
| Concept Plans | | | | | |
| <p>PO 7.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p> | | <p>DTS/DPF 7.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table><tr><th>Description</th></tr><tr><td>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td></tr></table> <p>In relation to DTS/DPF 7.1, in instances where:</p> <p>(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.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.</p> | Description | Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints | |
| Description | | | | | |
| Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints | | | | | |

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development (Column A) | Exceptions (Column B) |
|--|--|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following: <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) consulting room (d) dwelling (e) office (f) residential flat building (g) student accommodation (h) supported accommodation. | Except development that exceeds the maximum building height specified in Urban Activity Centre Zone DTS/DPF 3.1 or does not satisfy any of the following: <ul style="list-style-type: none"> 1. Urban Activity Centre Zone DTS/DPF 3.2 2. Urban Activity Centre Zone DTS/DPF 3.3. |
| 4. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) hotel (b) licensed premises (c) shop. | Except development that exceeds the maximum building height specified in Urban Activity Centre Zone DTS/DPF 3.1 or does not satisfy any of the following: <ul style="list-style-type: none"> 1. Urban Activity Centre Zone DTS/DPF 1.6 2. Urban Activity Centre Zone DTS/DPF 3.2 3. Urban Activity Centre Zone DTS/DPF 3.3. |

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|--|--|---|
| 5. | 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) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank. | None specified. |
| 6. | Demolition. | Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. | Railway line. | Except where located outside of a rail corridor or rail reserve. |
| Placement of Notices - Exemptions for Performance Assessed Development | | |
| None specified. | | |
| Placement of Notices - Exemptions for Restricted Development | | |
| None specified. | | |

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| Development comprising 20 or more dwellings / allotments incorporates affordable housing. | | Development results in 0-19 additional allotments / dwellings. | |
| PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes. | | DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: (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 Affordable housing is distributed throughout the development to avoid an overconcentration. | | DTS/DPF 1.3 None are applicable. | |
| Built Form and Character | | | |
| PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality. | | DTS/DPF 2.1 None are applicable. | |
| Affordable Housing Incentives | | | |
| PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity. | | DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay. | |
| PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone. | | DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the: (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone and up to 30% in any other zone, except where: (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development. | |
| Movement and Car Parking | | | |
| 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 dwellings located above ground level within either: | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|----------|---|
| | <p>(i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾</p> <p>(ii) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(iii) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(iv) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(v) is within 400 metres of a passenger tram station⁽¹⁾</p> <p>(vi) is within 400 metres of the Adelaide Parklands.</p> <p>or</p> <p>(b) 1 carpark per dwelling for any other dwelling.</p> <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p> |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|--|---|
| <p>Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):</p> <p>(a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing</p> <p>or</p> <p>(b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1</p> <p>or</p> <p>(c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments</p> | Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> . | To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing. | Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Aircraft Noise Exposure Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Development sensitive to aircraft noise is designed and located to manage noise intrusion to reduce land use conflict and protect human health. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| <p>PO 1.1</p> <p>Buildings that accommodate activities sensitive to aircraft noise are designed and located to minimise aircraft noise intrusion and provide appropriate interior acoustic</p> | <p>DTS/DPF 1.1</p> <p>Buildings accommodating sensitive receivers are not located within an area having an ANEF value of 30 or more.</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| amenity. | | | |
| Built Form | | | |
| PO 2.1 Additions to buildings involving the addition or extension of habitable rooms are designed and located to minimise aircraft noise intrusion and provide appropriate interior acoustic amenity. | | DTS/DPF 2.1 Dwelling additions involving the addition or extension of habitable rooms: <ul style="list-style-type: none"> (a) do not result in an increase in the total floor area of the existing dwelling by greater than 50 percent (b) do not occur in areas having an ANEF value of 30 or more. | |
| Land Division | | | |
| PO 3.1 Land division does not increase the number of allotments used for sensitive receivers in areas adversely affected by aircraft noise to mitigate community exposure to potential adverse environmental and amenity impacts generated by aircraft movements. | | DTS/DPF 3.1 Land division: <ul style="list-style-type: none"> (a) within an area having an ANEF value of less than 30 or (b) within an area having an ANEF value of 30 or more and: <ul style="list-style-type: none"> (i) does not result in any additional allotments or (ii) none of the allotments will accommodate a sensitive receiver. | |

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 |

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|---|
| Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome. | Development does not include exhaust stacks. |

Procedural Matters (PM) - Referrals

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

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

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1 Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations. | DTS/DPF 1.1 Development: (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting. |
| PO 1.2 Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike. | DTS/DPF 1.2 All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft: (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| PO 1.3 Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement. | | DTS/DPF 1.3 The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height. | |

Procedural Matters (PM) - Referrals

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

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Built Form | |
| PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> . |
| PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas. | DTS/DPF 1.2 Development does not include exhaust stacks. |

Procedural Matters (PM) - Referrals

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

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

Noise and Air Emissions Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Community health and amenity is protected from adverse impacts of noise and air emissions. |

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

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

Procedural Matters (PM) - Referrals

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

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

Procedural Matters (PM) - Referrals

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

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

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|-----------------|---|---|
| Desired Outcome | | |
| DO 1 | Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss. | |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Tree Retention and Health | |
| PO 1.1 Regulated trees are retained where they: <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Significant trees are retained where they: <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: <ul style="list-style-type: none"> (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. | DTS/DPF 1.4 None are applicable. |
| Ground work affecting trees | |
| PO 2.1 | DTS/DPF 2.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health. | | None are applicable. | |
| Land Division | | | |
| PO 3.1 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable. | | DTS/DPF 3.1 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division. | |

Procedural Matters (PM) - Referrals

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

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Traffic Generating Development | |
| PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network. | DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| PO 1.2 | DTS/DPF 1.2 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|---|---|
| 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: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network. | DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|--|---------------------------|---|--|
| Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road: <ul style="list-style-type: none"> (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) 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. |

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| Proliferation of advertisements is minimised to avoid visual clutter and untidiness. | | No more than one freestanding advertisement is displayed per occupancy. | |
| PO 2.2 | | DTS/DPF 2.2 | |
| Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness. | | Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure. | |
| PO 2.3 | | DTS/DPF 2.3 | |
| Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness. | | Advertisements satisfy all of the following: | |
| | | <div>(a)are attached to a building</div> <div>(b)other than in a Neighbourhood-type zone, where theyare flush with a wall, cover no more than 15% of the building facade to which they are attached</div> <div>(c)do not result in more than one sign per occupancy that is not flush with a wall.</div> | |
| Advertising Content | | | |
| PO 3.1 | | DTS/DPF 3.1 | |
| Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness. | | Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement. | |
| Amenity Impacts | | | |
| PO 4.1 | | DTS/DPF 4.1 | |
| Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers. | | Advertisements do not incorporate any illumination. | |
| Safety | | | |
| PO 5.1 | | DTS/DPF 5.1 | |
| Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access. | | Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign. | |
| PO 5.2 | | DTS/DPF 5.2 | |
| Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination. | | No advertisement illumination is proposed. | |
| PO 5.3 | | DTS/DPF 5.3 | |
| Advertisements and/or advertising hoardings do not create a hazard to drivers by: | | Advertisements satisfy all of the following: | |
| <div>(a)being liable to interpretation by drivers as an official traffic sign or signal</div> <div>(b)obscuring or impairing drivers' view of official traffic signs or signals</div> <div>(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.</div> | | <div>(a)are not located in a public road or rail reserve</div> <div>(b)are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram</div> | |
| | | <div><div>Corner Cut-Off Area</div><div>Allotment Boundary</div><div>Road Reserve</div><div>4.5M</div><div>4.5M</div></div> | |
| PO 5.4 | | DTS/DPF 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. | | 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 | | DTS/DPF 5.5 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users. | | Where the advertisement or advertising hoarding is: | |
| | | <p>(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</p> <p>(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</p> <p>(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:</p> <p>(a) 110 km/h road - 14m</p> <p>(b) 100 km/h road - 13m</p> <p>(c) 90 km/h road - 10m</p> <p>(d) 70 or 80 km/h road - 8.5m.</p> | |
| PO 5.6 | | DTS/DPF 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. | | Advertising: | |
| | | <p>(a) is not illuminated</p> <p>(b) does not incorporate a moving or changing display or message</p> <p>(c) does not incorporate a flashing light(s).</p> | |

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting and Design | |
| PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 None are applicable. |
| Horse Keeping | |
| PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour. | DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| | | (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment. | |
| PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning. | | DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area. | |
| PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse. | | DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse. | |
| PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff. | | DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10). | |
| Kennels | | | |
| PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning. | | DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down. | |
| PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. | | DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership. | |
| PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour. | | DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land. | |
| Wastes | | | |
| PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin. | | DTS/DPF 4.1 None are applicable. | |
| PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources. | | DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas. | |

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|----------|---|
| | Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land-based Aquaculture | |
| PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers. | DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater. | DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters. | DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment. | DTS/DPF 1.5 None are applicable. |
| PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission. | DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment. | DTS/DPF 1.7 None are applicable. |
| Marine Based Aquaculture | |
| PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands | DTS/DPF 2.1 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------------|---|---|--|
| (c) | significant seagrass and mangrove communities | | |
| (d) | marine habitats and ecosystems. | | |
| PO 2.2 | Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm. | DTS/DPF 2.2 | The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 2.3 | Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters. | DTS/DPF 2.3 | The development does not include toilet facilities located over water. |
| PO 2.4 | Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark. | DTS/DPF 2.4 | Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 2.5 | Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. | DTS/DPF 2.5 | None are applicable. |
| PO 2.6 | Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment. | DTS/DPF 2.6 | None are applicable. |
| PO 2.7 | Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline. | DTS/DPF 2.7 | None are applicable. |
| PO 2.8 | Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts. | DTS/DPF 2.8 | The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea. |
| PO 2.9 | Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas. | DTS/DPF 2.9 | The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea. |
| PO 2.10 | | DTS/DPF 2.10 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i> . | | Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i> . | |
| <p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <p>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape</p> <p>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable</p> <p>(c) incorporating appropriate waste treatment and disposal.</p> | | <p>DTS/DPF 2.11</p> <p>The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.</p> | |
| Navigation and Safety | | | |
| <p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p> | | <p>DTS/DPF 3.1</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |
| <p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p> | | <p>DTS/DPF 3.2</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |
| Environmental Management | | | |
| <p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p> | | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> | |
| <p>PO 4.2</p> <p>Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.</p> | | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> | |
| <p>PO 4.3</p> <p>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</p> | | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> | |
| <p>PO 4.4</p> <p>Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.</p> | | <p>DTS/DPF 4.4</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|---|---|--|
| PO 3.1 | Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land. | DTS/DPF 3.2 | Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership. |
| PO 3.3 | Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. | DTS/DPF 3.3 | None are applicable. |

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting and Design | |
| PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers. | DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (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 exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more. |
| Buffers and Landscaping | |
| PO 2.1 | DTS/DPF 2.1 |

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|---|--|--|--|
| 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. | |
| PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration. | | DTS/DPF 2.2 None are applicable. | |
| Access and Parking | | | |
| PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site. | | DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface. | |
| Slipways, Wharves and Pontoons | | | |
| PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters. | | DTS/DPF 4.1 None are applicable. | |

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

Design

Assessment Provisions (AP)

Desired Outcome (DO)

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|-----------------|---|---|
| Desired Outcome | | |
| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. | |

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

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

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|---------------------------------|---|---|----------------------|
| PO 2.3 | Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 | None are applicable. |
| Landscaping | | | |
| PO 3.1 | Soft landscaping and tree planting is incorporated to: <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species. | DTS/DPF 3.2 | None are applicable. |
| Environmental Performance | | | |
| PO 4.1 | Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 | None are applicable. |
| PO 4.3 | Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |

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|-----------------------------|--|---|---|
| PO 6.1 | Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1 | Effluent disposal drainage areas do not: <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Carparking Appearance | | | |
| PO 7.1 | Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3 | None are applicable. |
| PO 7.4 | Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 | None are applicable. |
| PO 7.6 | Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 | None are applicable. |
| PO 7.7 | Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 | None are applicable. |
| Earthworks and sloping land | | | |
| PO 8.1 | Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 | Development does not involve any of the following: <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2 | | DTS/DPF 8.2 | |

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|---|--|--|--|
| 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 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | | DTS/DPF 8.3 None are applicable. | |
| PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion. | | DTS/DPF 8.4 None are applicable. | |
| PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability. | | DTS/DPF 8.5 None are applicable. | |
| Fences and Walls | | | |
| PO 9.1 Fences, walls and retaining walls 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/DPF 9.1 None are applicable. | |
| PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts. | | DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. | |
| Overlooking / Visual Privacy (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 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses. | | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | |
| All Residential development | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

Front elevations and passive surveillance

PO 11.1

Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

DTS/DPF 11.1

Each dwelling with a frontage to a public street:

(a)

includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m

(b)

has an aggregate window area of at least 2m² facing the primary street.

PO 11.2

Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.

DTS/DPF 11.2

Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.

Outlook and amenity

PO 12.1

Living rooms have an external outlook to provide a high standard of amenity for occupants.

DTS/DPF 12.1

A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.

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.

Ancillary Development

PO 13.1

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

DTS/DPF 13.1

Ancillary buildings:

(a)

are ancillary to a dwelling erected on the same site

(b)

have a floor area not exceeding 60m2

(c)

are not constructed, added to or altered so that any part is situated:

(i)

in front of any part of the building line of the dwelling to which it is ancillary or

(ii)

within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d)

in the case of a garage or carport, the garage or carport:

(i)

is set back at least 5.5m from the boundary of the primary street

(ii)

when facing a primary street or secondary street, has a total door / opening not exceeding:

A.

for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser

B.

for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e)

if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:

(i)

a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and

(ii)

the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f)

if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g)

will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h)

have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(i)

have a roof height where no part of the roof is more than 5m above the natural ground level

(j)

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

(k)

retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i)

a total area as determined by the following table:

Dwelling site area (or in the case of

Minimum percentage of site

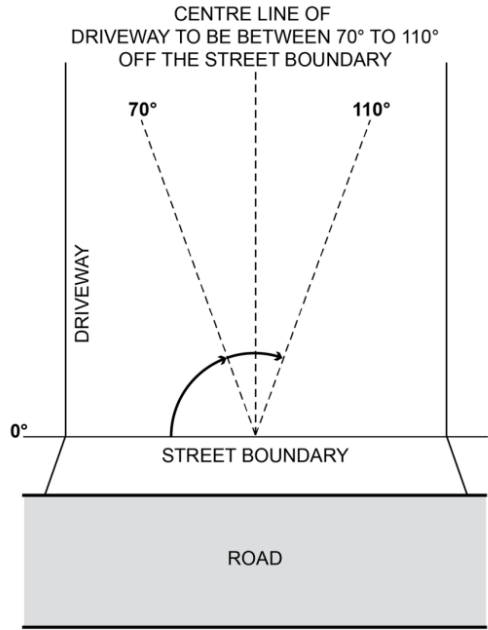
Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | | | | | | | | | | | |
|--|---|---|------------|--------------------|------------------|--------------------|------------------|---------|-----|------|-----|
| | <table><tr><td>residential flat building or group dwelling(s), average site area) (m²)</td><td></td></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> | residential flat building or group dwelling(s), average site area) (m²) | | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% |
| residential flat building or group dwelling(s), average site area) (m²) | | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| 201-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| | (ii) the amount of existing soft landscaping prior to the development occurring. | | | | | | | | | | |
| PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site. | DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. | | | | | | | | | | |
| PO 13.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers. | DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. | | | | | | | | | | |
| PO 13.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 13.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table> (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 main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² | | | | |
| Allotment size | Floor area | | | | | | | | | | |
| ≤500m ² | 60m ² | | | | | | | | | | |
| >500m ² | 80m ² | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Garage appearance | | | |
| <p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p> | | <p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <p>(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening not exceeding 7m in width</p> <p>(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</p> | |
| Massing | | | |
| <p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p> | | <p>DTS/DPF 15.1</p> <p>None are applicable</p> | |
| Dwelling additions | | | |
| <p>PO 16.1</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p> | | <p>DTS / DPF 16.1</p> <p>Dwelling additions:</p> <p>(a) are not constructed, added to or altered so that any part is situated closer to a public street</p> <p>(b) do not result in:</p> <p>(i) excavation exceeding a vertical height of 1m</p> <p>(ii) filling exceeding a vertical height of 1m</p> <p>(iii) a total combined excavation and filling vertical height of 2m or more</p> <p>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space</p> <p>(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</p> <p>(vi) upper level windows facing side or rear boundaries unless:</p> <p>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</p> <p>B. have sill heights greater than or equal to 1.5m above finished floor level or</p> <p>C. incorporate screening to a height of 1.5m above finished floor level</p> <p>(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:</p> <p>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</p> <p>B. 1.7m above finished floor level in all other cases.</p> | |
| Private Open Space | | | |
| <p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p> | | <p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p> | |
| Water Sensitive Design | | | |
| <p>PO 18.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p> | | <p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <p>(a) 80 per cent reduction in average annual total suspended solids</p> <p>(b) 60 per cent reduction in average annual total phosphorus</p> <p>(c) 45 per cent reduction in average annual total nitrogen.</p> | |
| <p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p> | | <p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <p>(a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased</p> | |

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|--|--|--|--|
| | | or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings. | |
| Car parking, access and manoeuvrability | | | |
| PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient. | | DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. | |
| PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient. | | DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m | |
| PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages 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. | | DTS/DPF 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. | | DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | |  <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site</p> | |
| PO 19.6 | 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. |
| Waste storage | | | |
| PO 20.1 | Provision is made for the adequate and convenient storage of waste bins in a location screened from public view. | DTS/DPF 20.1 | None are applicable. |
| Design of Transportable Dwellings | | | |
| PO 21.1 | The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 21.1 | Buildings satisfy (a) or (b): |
| | | (a) | are not transportable or |
| | | (b) | the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Group dwelling, residential flat buildings and battle-axe development | | | |
| Amenity | | | |
| PO 22.1 | Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants. | DTS/DPF 22.1 | Dwellings have a minimum internal floor area in accordance with the following table: |
| | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | | |
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| | <div>Number of bedrooms</div> | <div>Minimum internal floor area</div> |
| | 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 |

| | |
|--|---|
| <div>PO 22.2</div> <div>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</div> | <div>DTS/DPF 22.2</div> <div>None are applicable.</div> |
| <div>PO 22.3</div> <div>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</div> | <div>DTS/DPF 22.3</div> <div>None are applicable.</div> |
| <div>PO 22.4</div> <div>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</div> | <div>DTS/DPF 22.4</div> <div>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</div> |

Communal Open Space

| | |
|--|--|
| <div>PO 23.1</div> <div>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.</div> | <div>DTS/DPF 23.1</div> <div>None are applicable.</div> |
| <div>PO 23.2</div> <div>Communal open space is of sufficient size and dimensions to cater for group recreation.</div> | <div>DTS/DPF 23.2</div> <div>Communal open space incorporates a minimum dimension of 5 metres.</div> |
| <div>PO 23.3</div> <div>Communal open space is designed and sited to:<div><div>(a)</div> be conveniently accessed by the dwellings which it services<div>(b)</div> have regard to acoustic, safety, security and wind effects.</div></div> | <div>DTS/DPF 23.3</div> <div>None are applicable.</div> |
| <div>PO 23.4</div> <div>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</div> | <div>DTS/DPF 23.4</div> <div>None are applicable.</div> |
| <div>PO 23.5</div> <div>Communal open space is designed and sited to:<div><div>(a)</div> in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings<div>(b)</div> in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</div></div> | <div>DTS/DPF 23.5</div> <div>None are applicable.</div> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Carparking, access and manoeuvrability | | | |
| PO 24.1 | | DTS/DPF 24.1 | |
| Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | | Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. | |
| PO 24.2 | | DTS/DPF 24.2 | |
| The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | | Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. | |
| PO 24.3 | | DTS/DPF 24.3 | |
| Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | | Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. | |
| PO 24.4 | | DTS/DPF 24.4 | |
| Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement. | | Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m. | |
| PO 24.5 | | DTS/DPF 24.5 | |
| Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | | Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. | |
| PO 24.6 | | DTS/DPF 24.6 | |
| Dwellings are adequately separated from common driveways and manoeuvring areas. | | Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. | |
| Soft Landscaping | | | |
| PO 25.1 | | DTS/DPF 25.1 | |
| Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | | Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. | |
| PO 25.2 | | DTS/DPF 25.2 | |
| Soft landscaping is provided that improves the appearance of common driveways. | | Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). | |
| Site Facilities / Waste Storage | | | |
| PO 26.1 | | DTS/DPF 26.1 | |
| Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 26.2 | DTS/DPF 26.2 | Provision is made for suitable external clothes drying facilities. | None are applicable. |
| PO 26.3 | DTS/DPF 26.3 | Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | None are applicable. |
| PO 26.4 | DTS/DPF 26.4 | Waste and recyclable material storage areas are located away from dwellings. | Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 26.5 | DTS/DPF 26.5 | Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | None are applicable. |
| PO 26.6 | DTS/DPF 26.6 | Services including gas and water meters are conveniently located and screened from public view. | None are applicable. |
| Supported accommodation and retirement facilities | | | |
| Siting and Configuration | | | |
| PO 27.1 | DTS/DPF 27.1 | Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | None are applicable. |
| Movement and Access | | | |
| PO 28.1 | DTS/DPF 28.1 | Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | None are applicable. |
| Communal Open Space | | | |
| PO 29.1 | DTS/DPF 29.1 | Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | None are applicable. |
| PO 29.2 | DTS/DPF 29.2 | Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | None are applicable. |
| PO 29.3 | DTS/DPF 29.3 | Communal open space is of sufficient size and dimensions to cater for group | Communal open space incorporates a minimum dimension of 5 metres. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| recreation. | | | |
| <p>PO 29.4</p> <p>Communal open space is designed and sited to:</p> <p>(a) be conveniently accessed by the dwellings which it services</p> <p>(b) have regard to acoustic, safety, security and wind effects.</p> | | <p>DTS/DPF 29.4</p> <p>None are applicable.</p> | |
| <p>PO 29.5</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p> | | <p>DTS/DPF 29.5</p> <p>None are applicable.</p> | |
| <p>PO 29.6</p> <p>Communal open space is designed and sited to:</p> <p>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p> | | <p>DTS/DPF 29.6</p> <p>None are applicable.</p> | |
| Site Facilities / Waste Storage | | | |
| <p>PO 30.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.</p> | | <p>DTS/DPF 30.1</p> <p>None are applicable.</p> | |
| <p>PO 30.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p> | | <p>DTS/DPF 30.2</p> <p>None are applicable.</p> | |
| <p>PO 30.3</p> <p>Provision is made for suitable external clothes drying facilities.</p> | | <p>DTS/DPF 30.3</p> <p>None are applicable.</p> | |
| <p>PO 30.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.</p> | | <p>DTS/DPF 30.4</p> <p>None are applicable.</p> | |
| <p>PO 30.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p> | | <p>DTS/DPF 30.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p> | |
| <p>PO 30.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p> | | <p>DTS/DPF 30.6</p> <p>None are applicable.</p> | |
| <p>PO 30.7</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p> | | <p>DTS/DPF 30.7</p> <p>None are applicable.</p> | |
| All non-residential development | | | |
| Water Sensitive Design | | | |
| <p>PO 31.1</p> | | <p>DTS/DPF 31.1</p> | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater. | None are applicable. | | | | | | |
|---|---|---|----------------------------|------|-----|---------|-----|
| PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state. | DTS/DPF 31.2 None are applicable. | | | | | | |
| Wash-down and Waste Loading and Unloading | | | | | | | |
| PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (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 designed to drain wastewater to either: (d) (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. | DTS/DPF 32.1 None are applicable. | | | | | | |
| Decks | | | | | | | |
| Design and Siting | | | | | | | |
| PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. | DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: <table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr></table> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | |
| <150 | 10% | | | | | | |
| 150-200 | 15% | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | | |
| | | >200-450 | 20% |
| | | >450 | 25% |
| | | <p>B. the amount of existing soft landscaping prior to the development occurring.</p> <p>(b) where in association with a non-residential use:</p> <p>(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.</p> <p>(ii) are set back at least 2 metres from a public road.</p> <p>(iii) have a floor area not exceeding 25m²</p> <p>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</p> | |
| PO 33.2 | | DTS/DPF 33.2 | |
| Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing. | | Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s. | |
| PO 33.3 | | DTS/DPF 33.3 | |
| Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck. | | Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land 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. | |

Table 1 - Private Open Space

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. | |

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 2.3 | Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 | None are applicable. |
| Landscaping | | | |
| PO 3.1 | Soft landscaping and tree planting are incorporated to: <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. | DTS/DPF 3.1 | None are applicable. |
| Environmental Performance | | | |
| PO 4.1 | Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 | None are applicable. |
| PO 4.3 | Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |
| PO 6.1 | Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1 | Effluent disposal drainage areas do not: <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design 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 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | or Table 2 - Off-Street Car Parking Requirements in Designated Areas. | |
| Car parking appearance | | | |
| PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | | DTS/DPF 7.1 None are applicable. | |
| PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | | DTS/DPF 7.2 None are applicable. | |
| PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | | DTS/DPF 7.3 None are applicable. | |
| PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection. | | DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m. | |
| PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | | DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces. | |
| PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | | DTS/DPF 7.6 None are applicable. | |
| PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | | DTS/DPF 7.7 None are applicable. | |
| Earthworks and sloping land | | | |
| PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | | DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. | |
| PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land. | | DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 8.3 | Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): | DTS/DPF 8.3 | None are applicable. |
| (a) | do not contribute to the instability of embankments and cuttings | | |
| (b) | provide level transition areas for the safe movement of people and goods to and from the development | | |
| (c) | are designed to integrate with the natural topography of the land. | | |
| PO 8.4 | Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion. | DTS/DPF 8.4 | None are applicable. |
| PO 8.5 | Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | DTS/DPF 8.5 | None are applicable. |
| Fences and walls | | | |
| PO 9.1 | Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts. | DTS/DPF 9.2 | A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |
| Overlooking / Visual Privacy (low rise buildings) | | | |
| PO 10.1 | Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones. | DTS/DPF 10.1 | Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2 | Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones. | DTS/DPF 10.2 | One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases |
| Site Facilities / Waste Storage (excluding low rise residential development) | | | |
| PO 11.1 | Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | DTS/DPF 11.1 | None are applicable. |
| PO 11.2 | Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings. | DTS/DPF 11.2 | None are applicable. |
| PO 11.3 | | DTS/DPF 11.3 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | | None are applicable. | |
| PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing. | | DTS/DPF 11.4 None are applicable. | |
| PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate. | | DTS/DPF 11.5 None are applicable. | |
| All Development - Medium and High Rise | | | |
| External Appearance | | | |
| PO 12.1 Buildings positively contribute to the character of the local area by responding to local context. | | DTS/DPF 12.1 None are applicable. | |
| PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale. | | DTS/DPF 12.2 None are applicable. | |
| PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements. | | DTS/DPF 12.3 None are applicable. | |
| PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations. | | DTS/DPF 12.4 None are applicable. | |
| PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements. | | DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration. | |
| PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages. | | DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. | |
| PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character. | | DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. | |
| PO 12.8 Building services, plant and mechanical equipment are screened from the public realm. | | DTS/DPF 12.8 None are applicable. | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

Landscaping

| <p>PO 13.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p> | <p>DTS/DPF 13.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p> | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|-------------------|--|-------------------|------------------------|---------------------|-------------------|------|----------------------------------|-------------------------|--------------|----|-----------------------------------|----------------------|--------------|----|--|------------|---|-------------|--|------------|---|-----------|--|
| <p>PO 13.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p> | <p>DTS/DPF 13.2</p> <p>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table><tr><th>Site area</th><th>Minimum deep soil area</th><th>Minimum dimension</th><th>Tree / deep soil zones</th></tr><tr><td><300 m²</td><td>10 m²</td><td>1.5m</td><td>1 small tree / 10 m²</td></tr><tr><td>300-1500 m²</td><td>7% site area</td><td>3m</td><td>1 medium tree / 30 m²</td></tr><tr><td>>1500 m²</td><td>7% site area</td><td>6m</td><td>1 large or medium tree / 60 m²</td></tr></table> <p>Tree size and site area definitions</p> <table><tr><td>Small tree</td><td>4-6m mature height and 2-4m canopy spread</td></tr><tr><td>Medium tree</td><td>6-12m mature height and 4-8m canopy spread</td></tr><tr><td>Large tree</td><td>12m mature height and >8m canopy spread</td></tr><tr><td>Site area</td><td>The total area for development site, not average area per dwelling</td></tr></table> | Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | Small tree | 4-6m mature height and 2-4m canopy spread | Medium tree | 6-12m mature height and 4-8m canopy spread | Large tree | 12m mature height and >8m canopy spread | Site area | The total area for development site, not average area per dwelling |
| Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | | | | | | | | | | | | | | | | | | | | | | |
| <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | | | | | | | | | | | | | | | | | | | | | | |
| 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | | | | | | | | | | | | | | | | | | | | | | |
| >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | | | | | | | | | | | | | | | | | | | | | | |
| Small tree | 4-6m mature height and 2-4m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | |
| Medium tree | 6-12m mature height and 4-8m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | |
| Large tree | 12m mature height and >8m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | |
| Site area | The total area for development site, not average area per dwelling | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 13.3</p> <p>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</p> | <p>DTS/DPF 13.3</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 13.4</p> <p>Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.</p> | <p>DTS/DPF 13.4</p> <p>Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| Environmental | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 14.1</p> <p>Development minimises detrimental micro-climatic impacts on adjacent land and buildings.</p> | <p>DTS/DPF 14.1</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 14.2 | Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells. | DTS/DPF 14.2 | None are applicable. |
| PO 14.3 | Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. | DTS/DPF 14.3 | None are applicable. |
| Car Parking | | | |
| PO 15.1 | Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings. | DTS/DPF 15.1 | Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings. |
| PO 15.2 | Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale. | DTS/DPF 15.2 | None are applicable. |
| Overlooking/Visual Privacy | | | |
| PO 16.1 | Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. | DTS/DPF 16.1 | None are applicable. |
| All residential development | | | |
| Front elevations and passive surveillance | | | |
| PO 17.1 | Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 17.1 | Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street. |
| PO 17.2 | Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 17.2 | Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| Outlook and Amenity | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas. | | | | | | | | |
|---|---|---|----------------------------|------|-----|---------|-----|----------|-----|
| PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. | DTS/DPF 18.2 None are applicable. | | | | | | | | |
| Ancillary Development | | | | | | | | | |
| PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 19.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: <table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr></table> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | |
| <150 | 10% | | | | | | | | |
| 150-200 | 15% | | | | | | | | |
| >200-450 | 20% | | | | | | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

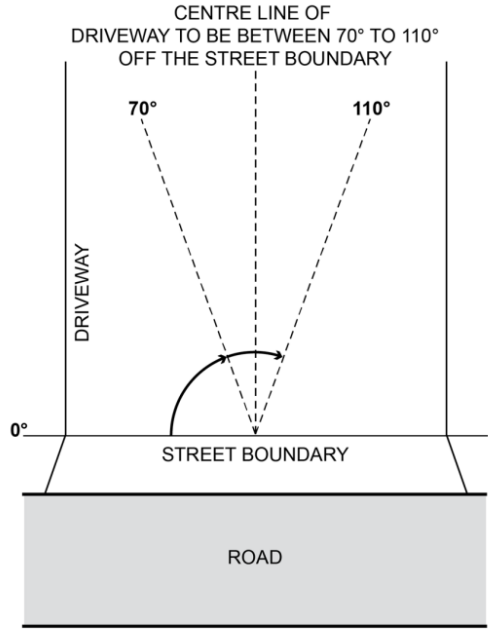
| | | | | | | | |
|--|--|----------------|------------|--------------------|------------------|--------------------|------------------|
| | <table><tr><td>>450</td><td>25%</td></tr></table> <div>(ii) the amount of existing soft landscaping prior to the development occurring.</div> | >450 | 25% | | | | |
| >450 | 25% | | | | | | |
| <div>PO 19.2</div> <div>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.</div> | <div>DTS/DPF 19.2</div> <div>Ancillary buildings and structures do not result in:</div> <div><div>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</div><div>(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.</div></div> | | | | | | |
| <div>PO 19.3</div> <div>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</div> | <div>DTS/DPF 19.3</div> <div>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</div> <div><div>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</div><div>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</div></div> | | | | | | |
| <div>PO 19.4</div> <div>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</div> | <div>DTS/DPF 19.4</div> <div>Non-residential ancillary buildings and structures:</div> <div><div>(a) are ancillary and subordinate to an existing non-residential use on the same site</div><div>(b) have a floor area not exceeding the following:<table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table></div><div>(c) are not constructed, added to or altered so that any part is situated:<div><div>(i) in front of any part of the building line of the main building to which it is ancillary or</div><div>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div><div>(d) in the case of a garage or carport, the garage or carport:<div>(i) is set back at least 5.5m from the boundary of the primary street</div></div><div>(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:<div><div>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</div><div>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</div></div></div><div>(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</div><div>(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</div><div>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</div><div>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</div><div>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</div></div> | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² |
| Allotment size | Floor area | | | | | | |
| ≤500m ² | 60m ² | | | | | | |
| >500m ² | 80m ² | | | | | | |
| Residential Development - Low Rise | | | | | | | |
| External appearance | | | | | | | |
| <div>PO 20.1</div> <div>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</div> | <div>DTS/DPF 20.1</div> <div>Garages and carports facing a street:</div> <div><div>(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</div><div>(b) are set back at least 5.5m from the boundary of the primary street</div><div>(c) have a garage door / opening width not exceeding 7m</div><div>(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.</div></div> | | | | | | |
| <div>PO 20.2</div> <div>Dwelling elevations facing public streets and common driveways make a positive</div> | <div>DTS/DPF 20.2</div> <div>Each dwelling includes at least 3 of the following design features within the building</div> | | | | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| contribution to the streetscape and the appearance of common driveway areas. | <p>elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <div><div>(a)</div><div>a minimum of 30% of the building wall is set back an additional 300mm from the building line</div><div>(b)</div><div>a porch or portico projects at least 1m from the building wall</div><div>(c)</div><div>a balcony projects from the building wall</div><div>(d)</div><div>a verandah projects at least 1m from the building wall</div><div>(e)</div><div>eaves of a minimum 400mm width extend along the width of the front elevation</div><div>(f)</div><div>a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</div><div>(g)</div><div>a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.</div></div> | | | | | | | | | | |
|--|---|---|----------------------------|------|-----|---------|-----|----------|-----|------|-----|
| <div>PO 20.3</div> <div>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</div> | <div>DTS/DPF 20.3</div> <div>None are applicable</div> | | | | | | | | | | |
| Private Open Space | | | | | | | | | | | |
| <div>PO 21.1</div> <div>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</div> | <div>DTS/DPF 21.1</div> <div>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</div> | | | | | | | | | | |
| <div>PO 21.2</div> <div>Private open space is positioned to provide convenient access from internal living areas.</div> | <div>DTS/DPF 21.2</div> <div>Private open space is directly accessible from a habitable room.</div> | | | | | | | | | | |
| Landscaping | | | | | | | | | | | |
| <div>PO 22.1</div> <div>Soft landscaping is incorporated into development to:</div> <div><div>(a)</div><div>minimise heat absorption and reflection</div><div>(b)</div><div>contribute shade and shelter</div><div>(c)</div><div>provide for stormwater infiltration and biodiversity</div><div>(d)</div><div>enhance the appearance of land and streetscapes.</div></div> | <div>DTS/DPF 22.1</div> <div>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</div> <div><div>(a)</div><div>a total area for the entire development site, including any common property, as determined by the following table:</div><table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table></div> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | (b) | at least 30% of any land between the primary street boundary and the primary building line. |
| Car parking, access and manoeuvrability | | | |
| PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | | DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. | |
| PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient. | | DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. | |
| PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking. | | DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m. | |
| PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees. | | DTS/DPF 23.4 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, 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 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | | DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | |  <p>CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p>70° 110°</p> <p>DRIVEWAY</p> <p>0°</p> <p>STREET BOUNDARY</p> <p>ROAD</p> <p>(c) If located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> | |
| PO 23.6 | Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 23.6 | Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: |
| | | (a) | minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) |
| | | (b) | minimum car park length of 5.4m where a vehicle can enter or exit a space directly |
| | | (c) | minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| Waste storage | | | |
| PO 24.1 | Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 24.1 | Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: |
| | | (a) | has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and |
| | | (b) | has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| Design of Transportable Buildings | | | |
| PO 25.1 | The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 25.1 | Buildings satisfy (a) or (b): |
| | | (a) | are not transportable |
| | | (b) | the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Residential Development - Medium and High Rise (including serviced apartments) | | | |
| Outlook and Visual Privacy | | | |
| PO 26.1 | Ground level dwellings have a satisfactory short range visual outlook to public, | DTS/DPF 26.1 | Buildings: |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|---|
| communal or private open space. | | (a) | provide a habitable room at ground or first level with a window facing toward the street |
| | | (b) | limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage. |
| PO 26.2 | | DTS/DPF 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 Open Space | | | |
| PO 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 in multi-level buildings | | | |
| PO 28.1 | | DTS/DPF 28.1 | |
| Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces. | | Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary. | |
| PO 28.2 | | DTS/DPF 28.2 | |
| Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: | | Balconies utilise one or a combination of the following design elements: | |
| (a) | respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy | (a) | sun screens |
| (b) | allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. | (b) | pergolas |
| | | (c) | louvres |
| | | (d) | green facades |
| | | (e) | openable walls. |
| PO 28.3 | | DTS/DPF 28.3 | |
| Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living. | | Balconies open directly from a habitable room and incorporate a minimum dimension of 2m. | |
| PO 28.4 | | DTS/DPF 28.4 | |
| Dwellings are provided with sufficient space for storage to meet likely occupant needs. | | Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: | |
| | | (a) | studio: not less than 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 . |
| PO 28.5 | | DTS/DPF 28.5 | |
| Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided. | | Light wells: | |
| | | (a) | are not used as the primary source of outlook for living rooms |
| | | (b) | up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms |
| | | (c) | above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms. |
| PO 28.6 | | DTS/DPF 28.6 | |
| Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions. | | None are applicable. | |
| PO 28.7 | | DTS/DPF 28.7 | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable. | None are applicable. |
| Dwelling Configuration | |
| <p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p> | <p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <div><div>(a)</div>studio (where there is no separate bedroom)</div> <div><div>(b)</div>1 bedroom dwelling / apartment with a floor area of at least 50m²</div> <div><div>(c)</div>2 bedroom dwelling / apartment with a floor area of at least 65m²</div> <div><div>(d)</div>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.</div> |

| **PO 29.2** Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible. | **DTS/DPF 29.2** None are applicable. |
| Common Areas | |
| **PO 30.1** The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. | **DTS/DPF 30.1** Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core. |
| Group Dwellings, Residential Flat Buildings and Battle axe Development | |
| Amenity | |
| **PO 31.1** Dwellings are of a suitable size to provide a high standard of amenity for occupants. | **DTS/DPF 31.1** Dwellings have a minimum internal floor area in accordance with the following table: | Number of bedrooms | Minimum internal floor area | |--------------------|--| | Studio | 35m ² | | 1 bedroom | 50m ² | | 2 bedroom | 65m ² | | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom | |
| **PO 31.2** The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | **DTS/DPF 31.2** None are applicable. |
| **PO 31.3** Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties. | **DTS/DPF 31.3** None are applicable. |
| **PO 31.4** | **DTS/DPF 31.4** |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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. | |
| Communal Open Space | | | |
| PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | | DTS/DPF 32.1 None are applicable. | |
| PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. | | DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | | DTS/DPF 32.3 None are applicable. | |
| PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | DTS/DPF 32.4 None are applicable. | |
| PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | DTS/DPF 32.5 None are applicable. | |
| Car parking, access and manoeuvrability | | | |
| PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | | DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. | |
| PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | | DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. | |
| PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | | DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. | |
| PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | | DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. | |
| PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring | | DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| areas. | | at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. | |
| Soft landscaping | | | |
| PO 34.1 | | DTS/DPF 34.1 | |
| Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | | Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. | |
| PO 34.2 | | DTS/DPF 34.2 | |
| Battle-axe or common driveways incorporate landscaping and 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). | |
| Site Facilities / Waste Storage | | | |
| PO 35.1 | | DTS/DPF 35.1 | |
| Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | None are applicable. | |
| PO 35.2 | | DTS/DPF 35.2 | |
| Provision is made for suitable external clothes drying facilities. | | None are applicable. | |
| PO 35.3 | | DTS/DPF 35.3 | |
| Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | | None are applicable. | |
| PO 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 sensitive urban design | | | |
| PO 36.1 | | DTS/DPF 36.1 | |
| Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | | None are applicable. | |
| PO 36.2 | | DTS/DPF 36.2 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | | None are applicable. | |
| Supported Accommodation and retirement facilities | | | |
| Siting, Configuration and Design | | | |
| PO 37.1 | | DTS/DPF 37.1 | |
| Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | | None are applicable. | |
| PO 37.2 | | DTS/DPF 37.2 | |
| Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place. | | None are applicable. | |
| Movement and Access | | | |
| PO 38.1 | | DTS/DPF 38.1 | |
| Development is designed to support safe and convenient access and movement for residents by providing: | | None are applicable. | |
| (a) ground-level access or lifted access to all units | | | |
| (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places | | | |
| (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability | | | |
| (d) kerb ramps at pedestrian crossing points. | | | |
| Communal Open Space | | | |
| PO 39.1 | | DTS/DPF 39.1 | |
| Development is designed to provide attractive, convenient and 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/DPF 39.3 | |
| Communal open space is of sufficient size and dimensions to cater for group recreation. | | Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 39.4 | | DTS/DPF 39.4 | |
| Communal open space is designed and sited to: | | None are applicable. | |
| (a) be conveniently accessed by the dwellings which it services | | | |
| (b) have regard to acoustic, safety, security and wind effects. | | | |
| PO 39.5 | | DTS/DPF 39.5 | |
| Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | None are applicable. | |
| PO 39.6 | | DTS/DPF 39.6 | |
| Communal open space is designed and sited to: | | None are applicable. | |
| (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | | |
| Site Facilities / Waste Storage | | | |
| PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles. | | DTS/DPF 40.1 None are applicable. | |
| PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 40.2 None are applicable. | |
| PO 40.3 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 40.3 None are applicable. | |
| PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view. | | DTS/DPF 40.4 None are applicable. | |
| PO 40.5 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | | DTS/DPF 40.6 None are applicable. | |
| PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view. | | DTS/DPF 40.7 None are applicable. | |
| Student Accommodation | | | |
| PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. | | DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m ³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students. | |
| PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing. | | DTS/DPF 41.2 None are applicable. | |
| All non-residential development | | | |
| Water Sensitive Design | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater. | | DTS/DPF 42.1 None are applicable. | |
| 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. | | DTS/DPF 42.2 None are applicable. | |
| 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. | | DTS/DPF 42.3 None are applicable. | |
| Wash-down and Waste Loading and Unloading | | | |
| PO 43.1 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, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area are designed to drain wastewater to either: (d) (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. | | DTS/DPF 43.1 None are applicable. | |
| Laneway Development | | | |
| Infrastructure and Access | | | |
| PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. | | DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare. | |
| Decks | | | |
| Design and Siting | | | |
| PO 45.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. | | DTS/DPF 45.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | <div><div><div><div><div>(iii)</div><div>when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling</div></div><div><div>(iv)</div><div>where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:</div></div></div><div><div>A.</div><div>a total area is determined by the following table:</div></div><table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><div><div>B.</div><div>the amount of existing soft landscaping prior to the development occurring.</div></div></div><div><div>(b)</div><div>where in association with a non-residential use:</div><div><div>(i)</div><div>are set back at least 2 metres from the boundary of an allotment used for residential purposes.</div></div><div><div>(ii)</div><div>are set back at least 2 metres from a public road.</div></div><div><div>(iii)</div><div>have a floor area not exceeding 25m²</div></div><div><div>(c)</div><div>in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</div></div></div></div> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
|---|--|--|----------------------------|------|-----|---------|-----|----------|-----|------|-----|
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <div>PO 45.2</div> <div>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</div> | <div>DTS/DPF 45.2</div> <div>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</div> | | | | | | | | | | |
| <div>PO 45.3</div> <div>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</div> | <div>DTS/DPF 45.3</div> <div>Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land 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.</div> | | | | | | | | | | |

Table 1 - Private Open Space

| Dwelling Type | Dwelling / Site Configuration | Minimum Rate |
|---|-------------------------------|--|
| Dwelling (at ground level, other than a residential flat building that includes above ground dwellings) | | <p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² /</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| | | 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 used as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings | Dwellings at ground level: | 15m ² / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m ² / minimum dimension 1.8m |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting | |
| PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion. | DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5). |
| PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance. | DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver. |
| Water Protection | |
| PO 2.1 | DTS/DPF 2.1 |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|---------------|--|--------|-------|-----|--------|-------|-----|--------|-------|-----|--------|------|-----|-------|------|-----|-----------------|------|-----|
| Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas. | None are applicable. | | | | | | | | | | | | | | | | | | | | | |
| PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources. | DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). | | | | | | | | | | | | | | | | | | | | | |
| Fire Management | | | | | | | | | | | | | | | | | | | | | | |
| PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements. | DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code. | | | | | | | | | | | | | | | | | | | | | |
| PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks. | DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. | | | | | | | | | | | | | | | | | | | | | |
| Power-line Clearances | | | | | | | | | | | | | | | | | | | | | | |
| PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines. | DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table: <table><tr><td>Voltage of transmission line</td><td>Tower or Pole</td><td>Minimum horizontal clearance distance between plantings and transmission lines</td></tr><tr><td>500 kV</td><td>Tower</td><td>38m</td></tr><tr><td>275 kV</td><td>Tower</td><td>25m</td></tr><tr><td>132 kV</td><td>Tower</td><td>30m</td></tr><tr><td>132 kV</td><td>Pole</td><td>20m</td></tr><tr><td>66 kV</td><td>Pole</td><td>20m</td></tr><tr><td>Less than 66 kV</td><td>Pole</td><td>20m</td></tr></table> | Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | 500 kV | Tower | 38m | 275 kV | Tower | 25m | 132 kV | Tower | 30m | 132 kV | Pole | 20m | 66 kV | Pole | 20m | Less than 66 kV | Pole | 20m |
| Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | | | | | | | | | | | | | | | | | | | | |
| 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)

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

- (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
- (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

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 Intensity | |
| PO 1.1 Residential development provides a range of housing choices. | DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings. |
| PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres. | DTS/DPF 1.2 None are applicable. |
| Building Height | |
| PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space. | DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end). |
| PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary. | DTS/DPF 2.2 None are applicable. |
| Primary Street Setback | |
| PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character. | DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m. |
| Secondary Street Setback | |
| PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character. | DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Boundary Walls | | | |
| PO 5.1 | Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation. | DTS/DPF 5.1 | Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| PO 5.2 | Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | DTS/DPF 5.2 | Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage. |
| Side Boundary Setback | | | |
| PO 6.1 | Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. | DTS/DPF 6.1 | Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear Boundary Setback | | | |
| PO 7.1 | Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. | DTS/DPF 7.1 | Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level. |
| Buildings elevation design | | | |
| PO 8.1 | Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas. | DTS/DPF 8.1 | Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish. |
| PO 8.2 | Dwellings incorporate windows along primary street frontages to encourage passive | DTS/DPF 8.2 | Each dwelling with a frontage to a public street: |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| surveillance and make a positive contribution to the streetscape. | | (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m | | | | | | | | | | | | | | | | |
|---|-------------------------------|--|--|---------------|-------------------------------|--------------|----------------------------|--|--|-------------------------------|--------|--|----------------------|--|----------------------|---|--------------------------|--|
| | | (b) has an aggregate window area of at least 2m ² facing the primary street | | | | | | | | | | | | | | | | |
| PO 8.3 | | DTS/DPF 8.3 | | | | | | | | | | | | | | | | |
| The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | | None are applicable. | | | | | | | | | | | | | | | | |
| PO 8.4 | | DTS/DPF 8.4 | | | | | | | | | | | | | | | | |
| Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression. | | None are applicable. | | | | | | | | | | | | | | | | |
| PO 8.5 | | DTS/DPF 8.5 | | | | | | | | | | | | | | | | |
| Entrances to multi-storey buildings are: | | None are applicable. | | | | | | | | | | | | | | | | |
| (a) oriented towards the street | | | | | | | | | | | | | | | | | | |
| (b) visible and easily identifiable from the street | | | | | | | | | | | | | | | | | | |
| (c) designed to include a common mail box structure. | | | | | | | | | | | | | | | | | | |
| Outlook and amenity | | | | | | | | | | | | | | | | | | |
| PO 9.1 | | DTS/DPF 9.1 | | | | | | | | | | | | | | | | |
| Living rooms have an external outlook to provide a high standard of amenity for occupants. | | A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space. | | | | | | | | | | | | | | | | |
| PO 9.2 | | DTS/DPF 9.2 | | | | | | | | | | | | | | | | |
| Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. | | None are applicable. | | | | | | | | | | | | | | | | |
| Private Open Space | | | | | | | | | | | | | | | | | | |
| PO 10.1 | | DTS/DPF 10.1 | | | | | | | | | | | | | | | | |
| Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | | Private open space is provided in accordance with the following table: | | | | | | | | | | | | | | | | |
| | | <table><tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr><tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m</td></tr><tr><td rowspan="4">Dwelling (above ground level)</td><td>Studio</td><td>4m² / minimum dimension 1.8m</td></tr><tr><td>One bedroom dwelling</td><td>8m² / minimum dimension 2.1m</td></tr><tr><td>Two bedroom dwelling</td><td>11m² / minimum dimension 2.4m</td></tr><tr><td>Three + bedroom dwelling</td><td>15 m² / minimum dimension 2.6m</td></tr></table> | | Dwelling Type | Dwelling / Site Configuration | Minimum Rate | Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | One bedroom dwelling | 8m ² / minimum dimension 2.1m | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |
| Dwelling Type | Dwelling / Site Configuration | Minimum Rate | | | | | | | | | | | | | | | | |
| Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | | | | | | | | | | | | | | | | |
| Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | | | | | | | | | | | | | | | | |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m | | | | | | | | | | | | | | | | |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | | | | | | | | | | | | | | | | |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| <div>PO 10.2</div> <div>Private open space positioned to provide convenient access from internal living areas.</div> | <div>DTS/DPF 10.2</div> <div>At least 50% of the required area of private open space is accessible from a habitable room.</div> | | | | | | | | | | |
|---|---|--|----------------------------|------|-----|------|-----|---------|-----|------|-----|
| <div>PO 10.3</div> <div>Private open space is positioned and designed to:<div>(a) provide useable outdoor space that suits the needs of occupants;<div>(b) take advantage of desirable orientation and vistas; and<div>(c) adequately define public and private space.</div></div></div></div> | <div>DTS/DPF 10.3</div> <div>None are applicable.</div> | | | | | | | | | | |
| <div>Visual privacy</div> | | | | | | | | | | | |
| <div>PO 11.1</div> <div>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</div> | <div>DTS/DPF 11.1</div> <div>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:<div>(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<div>(b) have sill heights greater than or equal to 1.5m above finished floor level<div>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.</div></div></div></div> | | | | | | | | | | |
| <div>PO 11.2</div> <div>Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</div> | <div>DTS/DPF 11.2</div> <div>One of the following is satisfied:<div>(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<div>(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:<div>(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<div>(ii) 1.7m above finished floor level in all other cases</div></div></div></div></div> | | | | | | | | | | |
| <div>Landscaping</div> | | | | | | | | | | | |
| <div>PO 12.1</div> <div>Soft landscaping is incorporated into development to:<div>(a) minimise heat absorption and reflection<div>(b) maximise shade and shelter<div>(c) maximise stormwater infiltration and biodiversity<div>(d) enhance the appearance of land and streetscapes.</div></div></div></div></div> | <div>DTS/DPF 12.1</div> <div>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):<div>(a) a total area as determined by the following table:<table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td><200</td><td>15%</td></tr><tr><td>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><div>(b) at least 30% of land between the road boundary and the building line.</div></div></div> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | <200 | 15% | 200-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| <200 | 15% | | | | | | | | | | |
| 200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <div>Water Sensitive Design</div> | | | | | | | | | | | |
| <div>PO 13.1</div> <div>Residential development is designed to capture and use stormwater to:<div>(a) maximise efficient use of water resources<div>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded<div>(c) manage runoff quality to maintain, as close as practical, pre-development conditions.</div></div></div></div> | <div>DTS/DPF 13.1</div> <div>None are applicable.</div> | | | | | | | | | | |
| <div>Car Parking</div> | | | | | | | | | | | |
| <div>PO 14.1</div> | <div>DTS/DPF 14.1</div> | | | | | | | | | | |

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|---|---|---|--|
| On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport. | | On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. | |
| PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space. | | |
| PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. | | |
| PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand. | DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling. | | |
| PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking. | DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling. | | |
| Overshadowing | | | |
| PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. | DTS/DPF 15.1 None are applicable. | | |
| Waste | | | |
| PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. | | |
| PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. | DTS/DPF 16.2 None are applicable. | | |
| Vehicle Access | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 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. | DTS/DPF 17.1 | None are applicable. |
| PO 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. | DTS/DPF 17.2 | <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(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</p> <p>(b) where newly proposed, is set back:</p> <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 17.3 | Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 17.3 | <p>Driveways are designed and sited so that:</p> <p>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</p> <p>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</p> <div data-bbox="879 866 1359 1482" data-label="Diagram"> <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p style="text-align: center;">70° 110°</p> <p style="text-align: center;">0°</p> <p style="text-align: center;">STREET BOUNDARY</p> <p style="text-align: center;">ROAD</p> </div> <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> |
| PO 17.4 | Driveways and access points are designed and distributed to optimise the provision of on-street parking. | DTS/DPF 17.4 | <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p> |
| PO 17.5 | | DTS/DPF 17.5 | |

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| Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement. | | Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. | |
| PO 17.6 | Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 17.6 | Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre |
| PO 17.7 | Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 17.7 | Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Storage | | | |
| PO 18.1 | Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs. | DTS/DPF 18.1 | Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ . |
| Earthworks | | | |
| PO 19.1 | Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 19.1 | The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m. |
| Service connections and infrastructure | | | |
| PO 20.1 | Dwellings are provided with appropriate service connections and infrastructure. | DTS/DPF 20.1 | The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i> . |
| Site contamination | | | |
| PO 21.1 | Land that is suitable for sensitive land uses to provide a safe environment. | DTS/DPF 21.1 | Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a <u>site contamination declaration form</u>), and satisfies both of the following: (i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that |

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| | <p>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</p> <p>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other 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 <u>site contamination declaration form</u>).</p> |

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

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| 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. | |
| Rehabilitation | | | |
| PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors. | | DTS/DPF 3.1 None are applicable. | |
| Hazard Management | | | |
| PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips. | | DTS/DPF 4.1 None are applicable. | |
| PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction. | | DTS/DPF 4.2 None are applicable. | |
| PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds. | | DTS/DPF 4.3 None are applicable. | |
| Electricity Infrastructure and Battery Storage Facilities | | | |
| PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. | | DTS/DPF 5.1 None are applicable. | |
| PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV. | | DTS/DPF 5.2 None are applicable. | |
| PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts. | | DTS/DPF 5.3 None are applicable. | |
| Telecommunication Facilities | | | |
| PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity. | | DTS/DPF 6.1 None are applicable. | |
| | | | |

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| PO 6.2 | Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity. | DTS/DPF 6.2 | None are applicable. |
| PO 6.3 | Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. | DTS/DPF 6.3 | None are applicable. |
| Renewable Energy Facilities | | | |
| PO 7.1 | Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure. | DTS/DPF 7.1 | None are applicable. |
| Renewable Energy Facilities (Wind Farm) | | | |
| PO 8.1 | Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation. | DTS/DPF 8.1 | Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation |
| PO 8.2 | The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. | DTS/DPF 8.2 | None are applicable. |
| 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 markers to minimise the risk to aircraft operations. | DTS/DPF 8.4 | No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable. |
| PO 8.5 | Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes. | DTS/DPF 8.5 | None are applicable. |
| Renewable Energy Facilities (Solar Power) | | | |

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|--|---------------------------|--|---------------------------------|--|--|--|---------------------|---------------------------|--------------------------------------|---------------------------------|--|-------|-------|-----|------|-----|-----------|------------|-----|------|-------|----------|--------------|-----|------|-----|---------|---------------|-----|------|------|-----------|-------------|-----|------|------|--------|--------|----|------|-----|
| <p>PO 9.1</p> <p>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p> | | <p>DTS/DPF 9.1</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <p>(a) incorporating wildlife corridors and habitat refuges</p> <p>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p> | | <p>DTS/DPF 9.2</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p> | | <p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table><tr><th>Generation Capacity</th><th>Approximate size of array</th><th>Setback from adjoining land boundary</th><th>Setback from conservation areas</th><th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th></tr><tr><td>50MW></td><td>80ha+</td><td>30m</td><td>500m</td><td>2km</td></tr><tr><td>10MW<50MW</td><td>16ha-<80ha</td><td>25m</td><td>500m</td><td>1.5km</td></tr><tr><td>5MW<10MW</td><td>8ha to <16ha</td><td>20m</td><td>500m</td><td>1km</td></tr><tr><td>1MW<5MW</td><td>1.6ha to <8ha</td><td>15m</td><td>500m</td><td>500m</td></tr><tr><td>100kW<1MW</td><td>0.5ha<1.6ha</td><td>10m</td><td>500m</td><td>100m</td></tr><tr><td><100kW</td><td><0.5ha</td><td>5m</td><td>500m</td><td>25m</td></tr></table> <p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p> | | | | | Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | 50MW> | 80ha+ | 30m | 500m | 2km | 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | <100kW | <0.5ha | 5m | 500m | 25m |
| Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50MW> | 80ha+ | 30m | 500m | 2km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <100kW | <0.5ha | 5m | 500m | 25m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 9.4</p> <p>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p> | | <p>DTS/DPF 9.4</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hydropower / Pumped Hydropower Facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 10.1</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p> | | <p>DTS/DPF 10.1</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 10.2</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p> | | <p>DTS/DPF 10.2</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 10.3</p> | | <p>DTS/DPF 10.3</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future. | | None are applicable. | |
| Water Supply | | | |
| PO 11.1 | 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: <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling. |
| Wastewater Services | | | |
| PO 12.1 | Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. | DTS/DPF 12.1 | Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011. |
| PO 12.2 | Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | DTS/DPF 12.2 | Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. |
| Temporary Facilities | | | |
| PO 13.1 | In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter. | DTS/DPF 13.1 | A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated. |
| PO 13.2 | Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact. | DTS/DPF 13.2 | None are applicable. |

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Siting and Design | |
| PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership. |
| PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public. | DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads. |
| Waste | |
| PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. | DTS/DPF 2.1 None are applicable. |
| Soil and Water Protection | |
| PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: | DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| (a) | public water supply reservoirs | (b) | 200m or more from a major watercourse (third order or higher stream) |
| (b) | major watercourses (third order or higher stream) | (c) | 100m or more from any other watercourse, bore or well used for domestic or stock water supplies. |
| (c) | any other watercourse, bore or well used for domestic or stock water supplies. | | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: | | None are applicable. | |
| (a) | have sufficient capacity to hold effluent and runoff from the operations on site | | |
| (b) | ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. | | |

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | | | |
|---|--|---|--|----------------------|--------------------|-----------------|--|--------|--|-----------------------------|------------------------------|
| General Land Use Compatibility | | | | | | | | | | | |
| PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone. | | DTS/DPF 1.1 None are applicable. | | | | | | | | | |
| 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. | | DTS/DPF 1.2 None are applicable. | | | | | | | | | |
| 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. | | DTS/DPF 2.1 Development operating within the following hours: <table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or</td><td>7am to 9pm, Monday to Friday</td></tr></table> | | Class of Development | Hours of operation | Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Shop, other than any one or | 7am to 9pm, Monday to Friday |
| Class of Development | Hours of operation | | | | | | | | | | |
| Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | | | |
| Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | | | |
| Shop, other than any one or | 7am to 9pm, Monday to Friday | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 8am to 5pm, Saturday and Sunday |
| Overshadowing | | | |
| PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. | | |
| PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 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/DPF 3.4 None are applicable. | | |
| Activities Generating Noise or Vibration | | | |
| PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria. | | |
| PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the 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 (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. | DTS/DPF 4.2 None are applicable. | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. | | | | |
|--|---|---------------------|-------------------|--|---|
| PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment. | DTS/DPF 4.4 Adjacent land is used for residential purposes. | | | | |
| PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.5 None are applicable. | | | | |
| PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers. | DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: <table><tr><th>Assessment location</th><th>Music noise level</th></tr><tr><td>Externally at the nearest existing or envisaged noise sensitive location</td><td>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)</td></tr></table> | Assessment location | Music noise level | Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB) |
| Assessment location | Music noise level | | | | |
| Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB) | | | | |
| Air Quality | | | | | |
| PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers. | DTS/DPF 5.1 None are applicable. | | | | |
| PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. | DTS/DPF 5.2 None are applicable. | | | | |
| Light Spill | | | | | |
| PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 6.1 None are applicable. | | | | |
| PO 6.2 External lighting is not hazardous to motorists and cyclists. | DTS/DPF 6.2 None are applicable. | | | | |
| Solar Reflectivity / Glare | | | | | |
| | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|--|---|---|
| PO 7.1 | Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare. | DTS/DPF 7.1 | None are applicable. |
| Electrical Interference | | | |
| PO 8.1 | Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference. | DTS/DPF 8.1 | The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable. |
| Interface with Rural Activities | | | |
| PO 9.1 | Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.2 | None are applicable. |
| PO 9.3 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.3 | Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership. |
| PO 9.4 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities. | DTS/DPF 9.4 | Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership. |
| PO 9.5 | Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities. | DTS/DPF 9.5 | Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes. |
| PO 9.6 | Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities. | DTS/DPF 9.6 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 9.7 | Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques. | DTS/DPF 9.7 | None are applicable. |
| Interface with Mines and Quarries (Rural and Remote Areas) | | | |
| PO 10.1 | Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration. | DTS/DPF 10.1 | Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> . |

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | <p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. |

Performance 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 configuration | |
| PO 1.1 | DTS/DPF 1.1 |
| Land division creates allotments suitable for their intended use. | <p>Division of land satisfies (a) or (b):</p> <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. |
| PO 1.2 | 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 and Layout | |
| PO 2.1 | DTS/DPF 2.1 |
| Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls. | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 2.2 | Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Land division maximises the number of allotments that face public open space and public streets. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services. | DTS/DPF 2.5 | None are applicable. |
| PO 2.6 | Land division results in watercourses being retained within open space and development taking place on land not subject to flooding. | DTS/DPF 2.6 | None are applicable. |
| PO 2.7 | Land division results in legible street patterns connected to the surrounding street network. | DTS/DPF 2.7 | None are applicable. |
| PO 2.8 | Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees. | DTS/DPF 2.8 | None are applicable. |
| Roads and Access | | | |
| PO 3.1 | Land division provides allotments with access to an all-weather public road. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | DTS/DPF 3.2 | None are applicable. |
| PO 3.3 | Land division does not impede access to publicly owned open space and/or recreation facilities. | DTS/DPF 3.3 | None are applicable. |
| PO 3.4 | Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles. | DTS/DPF 3.4 | None are applicable. |
| PO 3.5 | Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. | DTS/DPF 3.5 | None are applicable. |
| PO 3.6 | | DTS/DPF 3.6 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Road reserves accommodate stormwater drainage and public utilities. | | None are applicable. | |
| PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites. | | DTS/DPF 3.7 None are applicable. | |
| PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network. | | DTS/DPF 3.8 None are applicable. | |
| PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes. | | DTS/DPF 3.9 None are applicable. | |
| PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. | | DTS/DPF 3.10 None are applicable. | |
| Infrastructure | | | |
| PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements. | | DTS/DPF 4.1 None are applicable. | |
| PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment. | | DTS/DPF 4.2 Each allotment can be connected to: <div><div>(a)</div><div>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</div><div>or</div><div>(b)</div><div>a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.</div></div> | |
| PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | | DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system. | |
| PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes. | | DTS/DPF 4.4 None are applicable. | |
| PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment. | | DTS/DPF 4.5 None are applicable. | |
| PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature. | | DTS/DPF 4.6 None are applicable. | |
| Minor Land Division (Under 20 Allotments) | | | |
| Open Space | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--------------------------------------|---|---|--|
| PO 5.1 | Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space. | DTS/DPF 5.1 | None are applicable. |
| Solar Orientation | | | |
| PO 6.1 | Land division for residential purposes facilitates solar access through allotment orientation. | DTS/DPF 6.1 | None are applicable. |
| Water Sensitive Design | | | |
| PO 7.1 | Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 7.2 | None are applicable. |
| Battle-Axe Development | | | |
| PO 8.1 | Battle-axe development appropriately responds to the existing neighbourhood context. | DTS/DPF 8.1 | Allotments are not in the form of a battle-axe arrangement. |
| PO 8.2 | Battle-axe development designed to allow safe and convenient movement. | DTS/DPF 8.2 | The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m. |
| PO 8.3 | Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 8.3 | Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre. |
| PO 8.4 | Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 8.4 | Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Major Land Division (20+ Allotments) | | | |
| Open Space | | | |
| PO 9.1 | Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation. | DTS/DPF 9.2 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|------------------------|---|---|----------------------|
| PO 9.3 | Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities. | DTS/DPF 9.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 10.1 | Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 10.1 | None are applicable. |
| PO 10.2 | Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 10.2 | None are applicable. |
| Solar Orientation | | | |
| PO 11.1 | Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions. | DTS/DPF 11.1 | None are applicable. |

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Navigation and Safety | |
| PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 The operation of wharves is not impaired by marinas and on-water structures. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Navigation and access channels are not impaired by marinas and on-water | DTS/DPF 1.3 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| structures. | | | |
| PO 1.4 | Commercial shipping lanes are not impaired by marinas and on-water structures. | DTS/DPF 1.4 | Marinas and on-water structures are set back 250m or more from commercial shipping lanes. |
| PO 1.5 | Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station. | DTS/DPF 1.5 | On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points. |
| PO 1.6 | Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures. | DTS/DPF 1.6 | None are applicable. |
| Environmental Protection | | | |
| PO 2.1 | Development is sited and designed to facilitate water circulation and exchange. | DTS/DPF 2.1 | None are applicable. |

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 | DTS/DPF 1.2 |
| 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/DPF 2.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility. | | None are applicable. | |
| PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places. | | DTS/DPF 2.2 None are applicable. | |
| PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities. | | DTS/DPF 2.3 None are applicable. | |
| Pedestrians and Cyclists | | | |
| PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points. | | DTS/DPF 3.1 None are applicable. | |
| Usability | | | |
| PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation. | | DTS/DPF 4.1 None are applicable. | |
| Safety and Security | | | |
| PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible. | | DTS/DPF 5.1 None are applicable. | |
| PO 5.2 Play equipment is located to maximise opportunities for passive surveillance. | | DTS/DPF 5.2 None are applicable. | |
| PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park. | | DTS/DPF 5.3 None are applicable. | |
| PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment. | | DTS/DPF 5.4 None are applicable. | |
| PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities. | | DTS/DPF 5.5 None are applicable. | |
| PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits. | | DTS/DPF 5.6 None are applicable. | |
| Signage | | | |
| PO 6.1 Signage is provided at entrances to and within the open space and recreation | | DTS/DPF 6.1 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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. | | | |
| Buildings and Structures | | | |
| PO 7.1 | | DTS/DPF 7.1 | |
| Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive. | | None are applicable. | |
| PO 7.2 | | DTS/DPF 7.2 | |
| Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open. | | None are applicable. | |
| PO 7.3 | | DTS/DPF 7.3 | |
| Development in open space is constructed to minimise the extent of impervious surfaces. | | None are applicable. | |
| PO 7.4 | | DTS/DPF 7.4 | |
| Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve. | | None are applicable. | |
| Landscaping | | | |
| PO 8.1 | | DTS/DPF 8.1 | |
| Open space and recreation facilities provide for the planting and retention of large trees and vegetation. | | None are applicable. | |
| PO 8.2 | | DTS/DPF 8.2 | |
| Landscaping in open space and recreation facilities provides shade and windbreaks: | | None are applicable. | |
| (a) along cyclist and pedestrian routes; | | | |
| (b) around picnic and barbecue areas; | | | |
| (c) in car parking areas. | | | |
| PO 8.3 | | DTS/DPF 8.3 | |
| Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity. | | None are applicable. | |
| PO 8.4 | | DTS/DPF 8.4 | |
| Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable. | | None are applicable. | |

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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/DPF 1.2 None are applicable. | |

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|--|---|----------------------|
| PO 3.1 | Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding. | DTS/DPF 3.2 | None are applicable. |

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer 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)

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

| | |
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| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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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 |
|---|---|
| General | |
| PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact. | DTS/DPF 1.2 None are applicable. |
| Caravan and Tourist Parks | |
| PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors. | DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation. |
| PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality. | DTS/DPF 2.4 None are applicable. |
| PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development. | DTS/DPF 2.5 None are applicable. |
| PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations. | DTS/DPF 2.6 None are applicable. |
| Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972 | |
| PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire). | DTS/DPF 3.1 None are applicable. |
| PO 3.2 | DTS/DPF 3.2 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|---|
| Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided. | None are applicable. |
| PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved. | DTS/DPF 3.3 None are applicable. |
| PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. | DTS/DPF 3.4 None are applicable. |

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. | | | |
| Sightlines | | | |
| PO 2.1 | | DTS/DPF 2.1 | |
| Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians. | | None are applicable. | |
| PO 2.2 | | DTS/DPF 2.2 | |
| Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | | None are applicable. | |
| Vehicle Access | | | |
| PO 3.1 | | DTS/DPF 3.1 | |
| Safe and convenient access minimises impact or interruption on the operation of public roads. | | The access is: | |
| | | (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or | |
| | | (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | | None are applicable. | |
| PO 3.3 | | DTS/DPF 3.3 | |
| Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use. | | None are applicable. | |
| PO 3.4 | | DTS/DPF 3.4 | |
| Access points are sited and designed to minimise any adverse impacts on neighbouring properties. | | None are applicable. | |
| PO 3.5 | | DTS/DPF 3.5 | |
| 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: | |
| | | (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner | |
| | | (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance | |
| | | (iii) 6m or more from the tangent point of an intersection of 2 or more roads | |
| | | (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. | |
| PO 3.6 | | DTS/DPF 3.6 | |
| Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate). | | 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 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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 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. | | DTS/DPF 3.8 None are applicable. | |
| PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads. | | DTS/DPF 3.9 None are applicable. | |
| 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. | | DTS/DPF 4.1 None are applicable. | |
| Vehicle Parking Rates | | | |
| PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. | | DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. | |
| Vehicle Parking Areas | | | |
| PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another. | | DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road. | |
| PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like. | | DTS/DPF 6.2 None are applicable. | |
| PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points. | | DTS/DPF 6.3 None are applicable. | |
| PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient. | | DTS/DPF 6.4 None are applicable. | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|---|
| PO 6.5 | Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users. | DTS/DPF 6.5 | None are applicable. |
| PO 6.6 | Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site. | DTS/DPF 6.6 | Loading areas and designated parking spaces are wholly located within the site. |
| PO 6.7 | On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times. | DTS/DPF 6.7 | None are applicable. |
| Undercroft and Below Ground Garaging and Parking of Vehicles | | | |
| PO 7.1 | Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles. | DTS/DPF 7.1 | None are applicable. |
| Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks | | | |
| PO 8.1 | Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement. | DTS/DPF 8.2 | None are applicable. |
| Bicycle Parking in Designated Areas | | | |
| PO 9.1 | The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode. | DTS/DPF 9.1 | Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements. |
| PO 9.2 | Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft. | DTS/DPF 9.2 | None are applicable. |
| PO 9.3 | Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport. | DTS/DPF 9.3 | None are applicable. |
| Corner Cut-Offs | | | |
| PO 10.1 | Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1 | Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: |

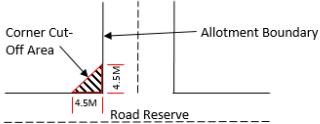
| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | |  | |
| Heavy Vehicle Parking | | | |
| PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads. | | DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: <ul style="list-style-type: none"> (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parked on the allotment at any time (e) the vehicle parking area achieves the following setbacks: <ul style="list-style-type: none"> (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: <ul style="list-style-type: none"> (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property. | |
| PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | | DTS/DPF 11.2 Heavy vehicles: <ul style="list-style-type: none"> (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator). | |
| PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads. | | DTS/DPF 11.3 None are applicable. | |

Table 1 - General Off-Street Car Parking Requirements

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

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

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| Residential Flat Building | 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. 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. |
| Row Dwelling where vehicle access is from the primary street | 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded) | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Semi-Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Aged / Supported Accommodation | |
| Retirement facility | 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. |
| Supported accommodation | 0.2 spaces per dwelling for visitor parking. 0.3 spaces per bed. |
| Residential Development (Other) | |
| Ancillary accommodation | No additional requirements beyond those associated with the main dwelling. |
| Residential park | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. 0.3 spaces per bed. |
| Student accommodation | 0.3 spaces per bed. |
| Workers' accommodation | 0.5 spaces per bed plus 0.2 spaces per bed for visitor parking. |
| Tourist | |
| Caravan and tourist park | Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin. |
| Tourist accommodation other than a caravan and tourist park | 1 car parking space per accommodation unit / guest room. |
| Commercial Uses | |
| Auction room/ depot | 1 space per 100m2 of building floor area plus an additional 2 spaces. |
| Automotive collision repair | 3 spaces per service bay. |
| Motor repair station | 3 spaces per service bay. |
| Office | For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area. |
| Retail fuel outlet | 3 spaces per 100m2 gross leasable floor area. |
| Service trade premises | 2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes. |
| Shop (no commercial kitchen) | 5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Shop (in the form of a bulky goods outlet) | 2.5 spaces per 100m2 of gross leasable floor area. |
| Shop (in the form of a restaurant or involving a commercial kitchen) | Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 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 | |
| Community facility | For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area. |
| Educational facility | 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 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| | time. |
| Place of worship | 1 space for every 3 visitor seats. |
| Child care facility | For a child care centre, 0.25 spaces per child In all other cases, 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. |
| Hospital | 4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital. |
| Recreational and Entertainment Uses | |
| Cinema complex | 0.2 spaces per seat. |
| Concert hall / theatre | 0.2 spaces per seat. |
| Hotel | 1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant. |
| Indoor recreation facility | 6.5 spaces per 100m ² of total floor area for a Fitness Centre 4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities. |
| Industry/Employment Uses | |
| Fuel depot | 1.5 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes. |
| Industry | 1.5 spaces per 100m ² of total floor area. |
| Store | 0.5 spaces per 100m ² of total floor area. |
| Timber yard | 1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes. |
| Warehouse | 0.5 spaces per 100m ² total floor area. |
| Other Uses | |
| Funeral Parlour | 1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour. |
| Radio or Television Station | 5 spaces per 100m ² of total building floor area. |

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|--|--|
| | | | Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Non-residential development excluding tourist accommodation | 3 spaces per 100m2 of gross leasable floor area. | 6 spaces per 100m2 of gross leasable floor area. | Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone |
| Non-residential development excluding tourist accommodation | 3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop | 3 spaces per 100 square metres of gross leasable floor area | Urban Neighbourhood Zone in Bowden |
| Tourist accommodation | 1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms | 1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms | City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential development | | | |
| Residential component of a multi-storey building | Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking. | None specified. | City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| | | | Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential component of a multi-storey building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| 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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential flat building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Row dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Semi-detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |

Table 3 - Off-Street Bicycle Parking Requirements

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

| Class of Development | Bicycle Parking Rate | |
|--|---|--|
| | Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type. | |
| Consulting room | 1 space per 20 employees plus 1 space per 20 consulting rooms for customers. | |
| Educational facility | For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students. | |
| Hospital | 1 space per 15 beds plus 1 space per 30 beds for visitors. | |
| Indoor recreation facility | 1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors. | |
| Licensed Premises | 1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area. | |
| Office | 1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors. | |
| Child care facility | 1 space per 20 full time employees plus 1 space per 40 full time children. | |
| Recreation area | 1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers. | |
| Residential flat building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors. | |
| Residential component of a multi-storey building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors. | |
| Shop | 1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers. | |
| Tourist accommodation | 1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors. | |
| Schedule to Table 3 | <div><div>Designated Area</div><div>All zones</div></div> | <div><div>Relevant part of the State</div><div>The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</div><div>City of Adelaide</div></div> |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------|---|-----------------------|
| | Business Neighbourhood Zone 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 | Metropolitan Adelaide |

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| 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. | |
| PO 2.3 Wastewater lagoons are designed and sited to: (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. | | DTS/DPF 2.3 None are applicable. | |
| PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources. | | DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks. | |
| Amenity | | | |
| PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity. | | DTS/DPF 3.1 None are applicable. | |
| PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided. | | DTS/DPF 3.2 None are applicable. | |
| PO 3.3 Litter control measures minimise the incidence of windblown litter. | | DTS/DPF 3.3 None are applicable. | |
| PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation. | | DTS/DPF 3.4 None are applicable. | |
| Access | | | |
| PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction. | | DTS/DPF 4.1 None are applicable. | |
| PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites. | | DTS/DPF 4.2 None are applicable. | |
| Fencing and Security | | | |
| PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public. | | DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site. | |
| Landfill | | | |
| PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner. | | DTS/DPF 6.1 None are applicable. | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------------|--|---|---|
| PO 6.2 | Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 6.2 | Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone. |
| PO 6.3 | Landfill facilities are located on land that is not subject to land slip. | DTS/DPF 6.3 | None are applicable. |
| PO 6.4 | Landfill facilities are separated from areas subject to flooding. | DTS/DPF 6.4 | Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Organic Waste Processing Facilities | | | |
| PO 7.1 | Organic waste processing facilities are separated from the coast to avoid potential environment harm. | DTS/DPF 7.1 | Organic waste processing facilities are set back 500m or more from the coastal high water mark. |
| PO 7.2 | Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 7.3 | Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone. |
| PO 7.4 | Organic waste processing facilities are located on land that is not subject to land slip. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Organic waste processing facilities separated from areas subject to flooding. | DTS/DPF 7.5 | Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Major Wastewater Treatment Facilities | | | |
| PO 8.1 | Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 8.2 | None are applicable. |

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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

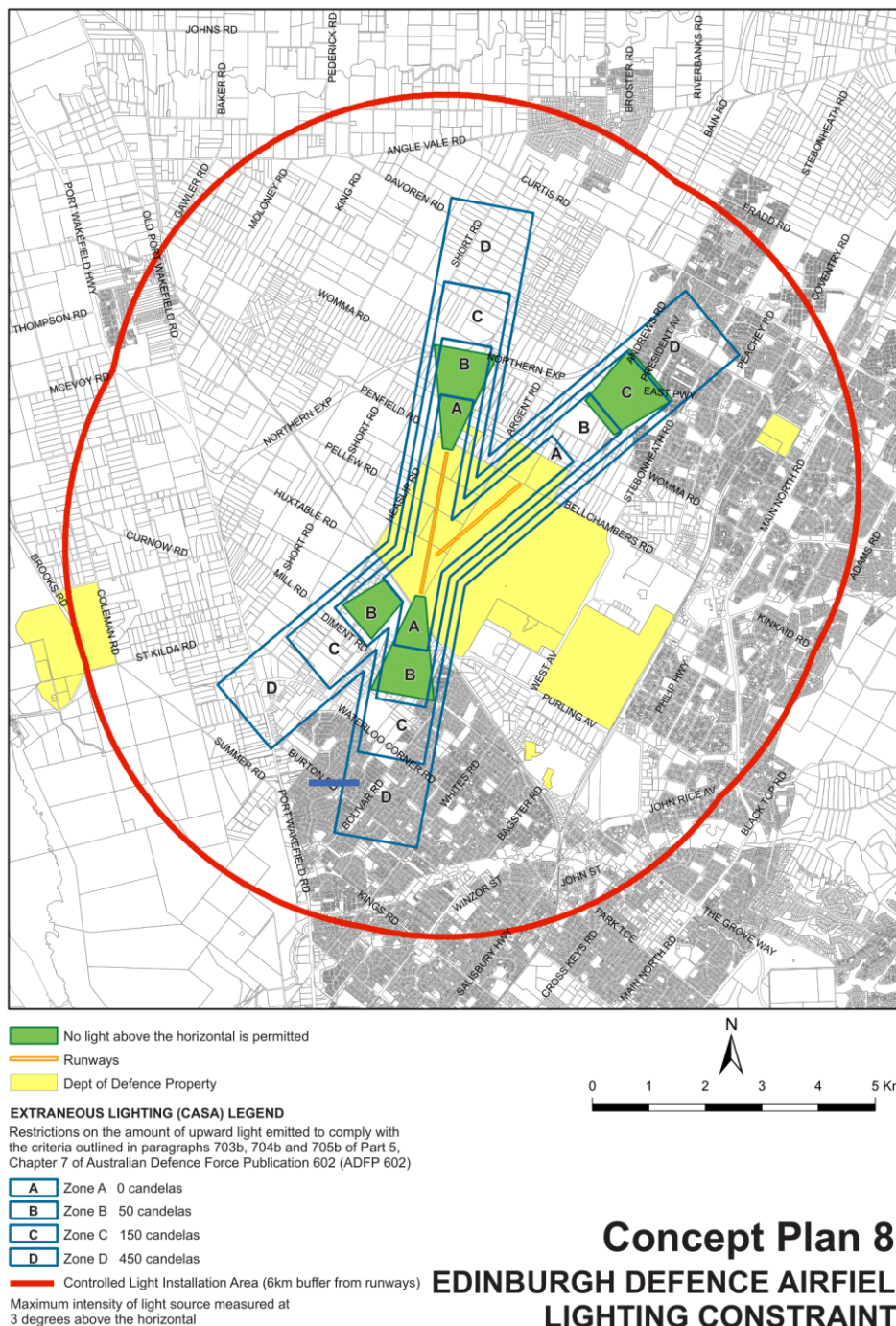
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers. | DTS/DPF 1.4 None are applicable. |

Part 12 - Concept Plans

Playford

Concept Plan 81 Edinburgh Defence Airfield Lighting Constraints



Admin - No criteria applies to this land use

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

Policy24

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15-21 BROWN TCE SALISBURY SA 5108

Address:

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

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



Property Zoning Details

Zone

Urban Activity Centre

Overlay

Aircraft Noise Exposure (ANEF 20)

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

Affordable Housing

Building Near Airfields

Defence Aviation Area (All structures over 90 metres)

Noise and Air Emissions

Prescribed Wells Area

Regulated and Significant Tree

Traffic Generating Development

Local Variation (TNV)

Maximum Building Height (Metres) (Maximum building height is 16.5m)

Concept Plan (Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints)

Maximum Building Height (Levels) (Maximum building height is 4 levels)

Development Pathways

Urban Activity Centre

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.

Building alterations

Consulting room

Office

Partial demolition of a building or structure

Shade sail

Shop

Solar photovoltaic panels (roof mounted)

Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

Advertisement

Consulting room

Land division

Office

Replacement building

Shop

Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

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

Advertisement

Consulting room

Demolition

Dwelling

Fence

Land division

Office

Retaining wall

Shop

Store

Telecommunications facility

Tree-damaging activity

4. Impact Assessed - Restricted

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

Page 1 of 107

Printed on 9/18/2023

Part 2 - Zones and Sub Zones

Urban Activity Centre Zone

Assessment Provisions (AP)

Desired Outcome (DO)

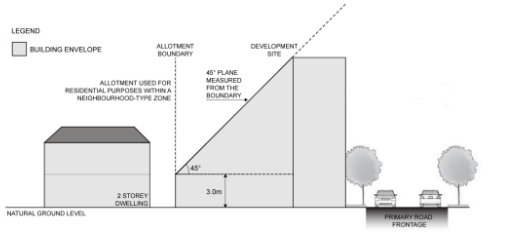
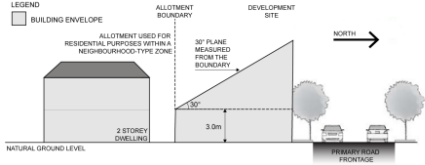
| Desired Outcome | |
|-----------------|---|
| DO 1 | A cohesive and legible environment supporting a broad spectrum of regional level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours. |
| DO 2 | Primary business, shopping and entertaining areas are integrated with public transport facilities, pedestrian and cycling networks, and community transport infrastructure, and designed to enhance the quality of the public realm. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Land Use and Intensity | |
| PO 1.1 Shops, offices, entertainment, health, education and recreation related uses and other businesses that provide a comprehensive range of goods and services to the region. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Advertisement (b) Car park facility (c) Child care facility (d) Cinema (e) Consulting room (f) Community transport facilities (g) Community facility (h) Consulting room (i) Dwelling (j) Educational facility (k) Emergency services facility (l) Hospital (m) Hotel (n) Indoor recreation facility (o) Library (p) Licensed Premises (q) Light industry (r) Office (s) Place of worship (t) Public transport facilities (u) Retail fuel outlet (v) Retirement facility (w) Shop (x) Store (y) Student accommodation (z) Supported accommodation (aa) Telecommunications facility (ab) Tourist accommodation (ac) Warehouse |
| PO 1.2 Facilities within the centre sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity. | DTS/DPF 1.2 None are applicable. |
| | |

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|---------------------------------|---|---|---|
| PO 1.3 | Residential development does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit. | DTS/DPF 1.3 | None are applicable. |
| PO 1.4 | Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities and contribute to making streets and pedestrian thoroughfares pleasant and lively places. | DTS/DPF 1.4 | Dwellings are located at upper levels of buildings with non-residential uses located at ground level. |
| PO 1.5 | Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves <u>medium-to-high densities</u> . | DTS/DPF 1.5 | None are applicable. |
| PO 1.6 | Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas. | DTS/DPF 1.6 | Any of the following: (a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m ² (b) cinema (c) hotel (d) licensed premises. |
| PO 1.7 | Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. | DTS/DPF 1.7 | A change of use to a shop, office, consulting room or any combination of these uses where all the following are achieved: (a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses (b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from any neighbourhood-type zone, or the site of a dwelling (other than a dwelling directly associated with the proposed shop) (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (d) if the change in use involves a gross leasable floor area greater than 250m ² and has direct frontage to an arterial road, it achieves either (i) or (ii): (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared (e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, whether exclusive to the premises or shared as part of an integrated complex containing two or more tenancies with shared facilities for off-street vehicle parking. |
| Built Form and Character | | | |
| PO 2.1 | Development throughout the zone that integrates with existing development through building scale, connections and complementary land uses. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Development integrated with existing or planned public or community transport interchanges and networks to support pedestrian access to activity centre facilities and services. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Buildings are sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares. | DTS/DPF 2.3 | None are applicable. |

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|--|--|--|--|
| | | | |
| PO 2.4 | | DTS/DPF 2.4 | |
| Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces. | | None are applicable. | |
| PO 2.5 | | DTS/DPF 2.5 | |
| Development promotes the use of pedestrian and cyclist connections to centre facilities and services. | | None are applicable. | |
| PO 2.6 | | DTS/DPF 2.6 | |
| Buildings and facilities are sited and designed to provide an active frontage to the public realm, contributing to streetscapes and spaces that encourage social interaction. | | Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed. | |
| Building height and setbacks | | | |
| PO 3.1 | | DTS/DPF 3.1 | |
| Building height is consistent with the form expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or is generally medium-rise development, with the highest intensity of built form at the centre of the zone, and lower scale at the peripheral zone interface. | | Building height is: | |
| | | (a) not greater than: | |
| | | | <div> <div>Maximum Building Height (Metres)</div> <div>Maximum building height is 16.5m</div> </div> <div> <div>Maximum Building Height (Levels)</div> <div>Maximum building height is 4 levels</div> </div> |
| | | and | |
| | | (b) not less than: | |
| | | In relation to DTS/DPF 3.1, in instances where: | |
| | | (c) more than one value is returned in the same field then: | |
| | | (i) for the purpose of DTS/DPF 3.1(a), refer to the <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development | |
| | | (ii) for the purpose of DTS/DPF 3.1(b) refer to the <i>Minimum Building Height (Levels) Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development | |
| | | (d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other | |
| | | (e) no value is returned (ie there is a blank field), then: | |
| | | (i) for the purpose of DTS/DPF 3.1(a), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy | |
| | | (ii) for the purpose of DTS/DPF 3.1(b), then there is no minimum building height and DTS/DPF 3.1(b) is met. | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone. | | Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary): | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|--|
| |  |
| <p>PO 3.3</p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p> | <p>DTS/DPF 3.3</p> <p>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):</p>  |
| <p>PO 3.4</p> <p>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p> | <p>DTS/DPF 3.4</p> <p>None are applicable.</p> |
| Land Division | |
| <p>PO 4.1</p> <p>Land division that creates allotments that vary in size and are suitable for a variety of business and community facilities.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| Advertisements | |
| <p>PO 5.1</p> <p>Advertisements are sited and designed to achieve an overall consistency and appearance along individual street frontages.</p> | <p>DTS/DPF 5.1</p> <p>None are applicable.</p> |
| <p>PO 5.2</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality. | <p>DTS/DPF 5.2</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) do not exceed 10m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) (b) do not have a sign face that exceeds 8m² per side. |
| Vehicle parking | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | |
|---|--|---|-------------|---|--|
| | | | | | |
| <p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise visual dominance when viewed from the public realm.</p> | | <p>DTS/DPF 6.1</p> <p>Vehicle parking areas are sited above or below street level, in decked or basement parking.</p> | | | |
| Concept Plans | | | | | |
| <p>PO 7.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p> | | <p>DTS/DPF 7.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table><tr><th>Description</th></tr><tr><td>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td></tr></table> <p>In relation to DTS/DPF 7.1, in instances where:</p> <p>(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.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.</p> | Description | Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints | |
| Description | | | | | |
| Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints | | | | | |

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development (Column A) | Exceptions (Column B) |
|--|--|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following: <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) consulting room (d) dwelling (e) office (f) residential flat building (g) student accommodation (h) supported accommodation. | Except development that exceeds the maximum building height specified in Urban Activity Centre Zone DTS/DPF 3.1 or does not satisfy any of the following: <ul style="list-style-type: none"> 1. Urban Activity Centre Zone DTS/DPF 3.2 2. Urban Activity Centre Zone DTS/DPF 3.3. |
| 4. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) hotel (b) licensed premises (c) shop. | Except development that exceeds the maximum building height specified in Urban Activity Centre Zone DTS/DPF 3.1 or does not satisfy any of the following: <ul style="list-style-type: none"> 1. Urban Activity Centre Zone DTS/DPF 1.6 2. Urban Activity Centre Zone DTS/DPF 3.2 3. Urban Activity Centre Zone DTS/DPF 3.3. |

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|--|--|---|
| 5. | 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) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank. | None specified. |
| 6. | Demolition. | Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. | Railway line. | Except where located outside of a rail corridor or rail reserve. |
| Placement of Notices - Exemptions for Performance Assessed Development | | |
| None specified. | | |
| Placement of Notices - Exemptions for Restricted Development | | |
| None specified. | | |

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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|---|--|--|--|
| Development comprising 20 or more dwellings / allotments incorporates affordable housing. | | Development results in 0-19 additional allotments / dwellings. | |
| PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes. | | DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: (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 Affordable housing is distributed throughout the development to avoid an overconcentration. | | DTS/DPF 1.3 None are applicable. | |
| Built Form and Character | | | |
| PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality. | | DTS/DPF 2.1 None are applicable. | |
| Affordable Housing Incentives | | | |
| PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity. | | DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay. | |
| PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone. | | DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the: (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone and up to 30% in any other zone, except where: (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development. | |
| Movement and Car Parking | | | |
| 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 dwellings located above ground level within either: | |

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|----------|---|
| | <p>(i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾</p> <p>(ii) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(iii) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(iv) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(v) is within 400 metres of a passenger tram station⁽¹⁾</p> <p>(vi) is within 400 metres of the Adelaide Parklands.</p> <p>or</p> <p>(b) 1 carpark per dwelling for any other dwelling.</p> <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p> |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|--|---|
| <p>Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):</p> <p>(a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing</p> <p>or</p> <p>(b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1</p> <p>or</p> <p>(c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments</p> | Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> . | To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing. | Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Aircraft Noise Exposure Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Development sensitive to aircraft noise is designed and located to manage noise intrusion to reduce land use conflict and protect human health. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| <p>PO 1.1</p> <p>Buildings that accommodate activities sensitive to aircraft noise are designed and located to minimise aircraft noise intrusion and provide appropriate interior acoustic</p> | <p>DTS/DPF 1.1</p> <p>Buildings accommodating sensitive receivers are not located within an area having an ANEF value of 30 or more.</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| amenity. | | | |
| Built Form | | | |
| PO 2.1 Additions to buildings involving the addition or extension of habitable rooms are designed and located to minimise aircraft noise intrusion and provide appropriate interior acoustic amenity. | | DTS/DPF 2.1 Dwelling additions involving the addition or extension of habitable rooms: <ul style="list-style-type: none"> (a) do not result in an increase in the total floor area of the existing dwelling by greater than 50 percent (b) do not occur in areas having an ANEF value of 30 or more. | |
| Land Division | | | |
| PO 3.1 Land division does not increase the number of allotments used for sensitive receivers in areas adversely affected by aircraft noise to mitigate community exposure to potential adverse environmental and amenity impacts generated by aircraft movements. | | DTS/DPF 3.1 Land division: <ul style="list-style-type: none"> (a) within an area having an ANEF value of less than 30 or (b) within an area having an ANEF value of 30 or more and: <ul style="list-style-type: none"> (i) does not result in any additional allotments or (ii) none of the allotments will accommodate a sensitive receiver. | |

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 |

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|---|
| Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome. | Development does not include exhaust stacks. |

Procedural Matters (PM) - Referrals

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

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

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1 Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations. | DTS/DPF 1.1 Development: (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting. |
| PO 1.2 Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike. | DTS/DPF 1.2 All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft: (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| PO 1.3 Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement. | | DTS/DPF 1.3 The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height. | |

Procedural Matters (PM) - Referrals

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

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Built Form | |
| PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> . |
| PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas. | DTS/DPF 1.2 Development does not include exhaust stacks. |

Procedural Matters (PM) - Referrals

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

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

Noise and Air Emissions Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Community health and amenity is protected from adverse impacts of noise and air emissions. |

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

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

Procedural Matters (PM) - Referrals

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

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

Procedural Matters (PM) - Referrals

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

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

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|-----------------|---|---|
| Desired Outcome | | |
| DO 1 | Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss. | |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Tree Retention and Health | |
| PO 1.1 Regulated trees are retained where they: <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Significant trees are retained where they: <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: <ul style="list-style-type: none"> (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. | DTS/DPF 1.4 None are applicable. |
| Ground work affecting trees | |
| PO 2.1 | DTS/DPF 2.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health. | | None are applicable. | |
| Land Division | | | |
| PO 3.1 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable. | | DTS/DPF 3.1 Land division where: <ul style="list-style-type: none"> (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division. | |

Procedural Matters (PM) - Referrals

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

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Traffic Generating Development | |
| PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network. | DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| PO 1.2 | DTS/DPF 1.2 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|---|---|
| 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: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network. | DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|--|---------------------------|---|--|
| Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road: <ul style="list-style-type: none"> (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) 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. |

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| Proliferation of advertisements is minimised to avoid visual clutter and untidiness. | | No more than one freestanding advertisement is displayed per occupancy. | |
| PO 2.2 | | DTS/DPF 2.2 | |
| Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness. | | Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure. | |
| PO 2.3 | | DTS/DPF 2.3 | |
| Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness. | | Advertisements satisfy all of the following: | |
| | | <div>(a)are attached to a building</div> <div>(b)other than in a Neighbourhood-type zone, where theyare flush with a wall, cover no more than 15% of the building facade to which they are attached</div> <div>(c)do not result in more than one sign per occupancy that is not flush with a wall.</div> | |
| Advertising Content | | | |
| PO 3.1 | | DTS/DPF 3.1 | |
| Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness. | | Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement. | |
| Amenity Impacts | | | |
| PO 4.1 | | DTS/DPF 4.1 | |
| Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers. | | Advertisements do not incorporate any illumination. | |
| Safety | | | |
| PO 5.1 | | DTS/DPF 5.1 | |
| Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access. | | Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign. | |
| PO 5.2 | | DTS/DPF 5.2 | |
| Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination. | | No advertisement illumination is proposed. | |
| PO 5.3 | | DTS/DPF 5.3 | |
| Advertisements and/or advertising hoardings do not create a hazard to drivers by: | | Advertisements satisfy all of the following: | |
| <div>(a)being liable to interpretation by drivers as an official traffic sign or signal</div> <div>(b)obscuring or impairing drivers' view of official traffic signs or signals</div> <div>(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.</div> | | <div>(a)are not located in a public road or rail reserve</div> <div>(b)are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram</div> | |
| | | <div><div>Corner Cut-Off Area</div><div>Allotment Boundary</div><div>Road Reserve</div><div>4.5M</div><div>4.5M</div></div> | |
| PO 5.4 | | DTS/DPF 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. | | 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 | | DTS/DPF 5.5 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users. | | Where the advertisement or advertising hoarding is: | |
| | | <p>(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</p> <p>(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</p> <p>(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:</p> <p>(a) 110 km/h road - 14m</p> <p>(b) 100 km/h road - 13m</p> <p>(c) 90 km/h road - 10m</p> <p>(d) 70 or 80 km/h road - 8.5m.</p> | |
| PO 5.6 | | DTS/DPF 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. | | Advertising: | |
| | | <p>(a) is not illuminated</p> <p>(b) does not incorporate a moving or changing display or message</p> <p>(c) does not incorporate a flashing light(s).</p> | |

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting and Design | |
| PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 None are applicable. |
| Horse Keeping | |
| PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour. | DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| | | (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment. | |
| PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning. | | DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area. | |
| PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse. | | DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse. | |
| PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff. | | DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10). | |
| Kennels | | | |
| PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning. | | DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down. | |
| PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. | | DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership. | |
| PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour. | | DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land. | |
| Wastes | | | |
| PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin. | | DTS/DPF 4.1 None are applicable. | |
| PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources. | | DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas. | |

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|----------|---|
| | Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land-based Aquaculture | |
| PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers. | DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater. | DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters. | DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment. | DTS/DPF 1.5 None are applicable. |
| PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission. | DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment. | DTS/DPF 1.7 None are applicable. |
| Marine Based Aquaculture | |
| PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands | DTS/DPF 2.1 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------------|---|---|--|
| (c) | significant seagrass and mangrove communities | | |
| (d) | marine habitats and ecosystems. | | |
| PO 2.2 | Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm. | DTS/DPF 2.2 | The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 2.3 | Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters. | DTS/DPF 2.3 | The development does not include toilet facilities located over water. |
| PO 2.4 | Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark. | DTS/DPF 2.4 | Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 2.5 | Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. | DTS/DPF 2.5 | None are applicable. |
| PO 2.6 | Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment. | DTS/DPF 2.6 | None are applicable. |
| PO 2.7 | Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline. | DTS/DPF 2.7 | None are applicable. |
| PO 2.8 | Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts. | DTS/DPF 2.8 | The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea. |
| PO 2.9 | Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas. | DTS/DPF 2.9 | The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea. |
| PO 2.10 | | DTS/DPF 2.10 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i> . | | Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i> . | |
| <p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <p>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape</p> <p>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable</p> <p>(c) incorporating appropriate waste treatment and disposal.</p> | | <p>DTS/DPF 2.11</p> <p>The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.</p> | |
| Navigation and Safety | | | |
| <p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p> | | <p>DTS/DPF 3.1</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |
| <p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p> | | <p>DTS/DPF 3.2</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |
| Environmental Management | | | |
| <p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p> | | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> | |
| <p>PO 4.2</p> <p>Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.</p> | | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> | |
| <p>PO 4.3</p> <p>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</p> | | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> | |
| <p>PO 4.4</p> <p>Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.</p> | | <p>DTS/DPF 4.4</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|--|---|--|
| PO 3.1 | Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land. | DTS/DPF 3.2 | Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership. |
| PO 3.3 | Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. | DTS/DPF 3.3 | None are applicable. |

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting and Design | |
| PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers. | DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (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 exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more. |
| Buffers and Landscaping | |
| PO 2.1 | DTS/DPF 2.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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. | |
| PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration. | | DTS/DPF 2.2 None are applicable. | |
| Access and Parking | | | |
| PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site. | | DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface. | |
| Slipways, Wharves and Pontoons | | | |
| PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters. | | DTS/DPF 4.1 None are applicable. | |

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

Design

Assessment Provisions (AP)

Desired Outcome (DO)

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|-----------------|---|---|
| Desired Outcome | | |
| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. | |

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

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

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| PO 2.3 | Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 | None are applicable. |
| Landscaping | | | |
| PO 3.1 | Soft landscaping and tree planting is incorporated to: <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species. | DTS/DPF 3.2 | None are applicable. |
| Environmental Performance | | | |
| PO 4.1 | Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 | None are applicable. |
| PO 4.3 | Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |

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| PO 6.1 | Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1 | Effluent disposal drainage areas do not: <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Carparking Appearance | | | |
| PO 7.1 | Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3 | None are applicable. |
| PO 7.4 | Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 | None are applicable. |
| PO 7.6 | Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 | None are applicable. |
| PO 7.7 | Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 | None are applicable. |
| Earthworks and sloping land | | | |
| PO 8.1 | Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 | Development does not involve any of the following: <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2 | | DTS/DPF 8.2 | |

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| 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 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | | DTS/DPF 8.3 None are applicable. | |
| PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion. | | DTS/DPF 8.4 None are applicable. | |
| PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability. | | DTS/DPF 8.5 None are applicable. | |
| Fences and Walls | | | |
| PO 9.1 Fences, walls and retaining walls 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/DPF 9.1 None are applicable. | |
| PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts. | | DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. | |
| Overlooking / Visual Privacy (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 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses. | | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | |
| All Residential development | | | |
| | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

Front elevations and passive surveillance

PO 11.1

Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

DTS/DPF 11.1

Each dwelling with a frontage to a public street:

(a)includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m

(b)has an aggregate window area of at least 2m² facing the primary street.

PO 11.2

Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.

DTS/DPF 11.2

Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.

Outlook and amenity

PO 12.1

Living rooms have an external outlook to provide a high standard of amenity for occupants.

DTS/DPF 12.1

A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.

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.

Ancillary Development

PO 13.1

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

DTS/DPF 13.1

Ancillary buildings:

(a)are ancillary to a dwelling erected on the same site

(b)have a floor area not exceeding 60m2

(c)are not constructed, added to or altered so that any part is situated:

(i)in front of any part of the building line of the dwelling to which it is ancillary or

(ii)within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d)in the case of a garage or carport, the garage or carport:

(i)is set back at least 5.5m from the boundary of the primary street

(ii)when facing a primary street or secondary street, has a total door / opening not exceeding:

A.for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser

B.for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e)if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:

(i)a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and

(ii)the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f)if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g)will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h)have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(i)have a roof height where no part of the roof is more than 5m above the natural ground level

(j)if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour

(k)retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i)a total area as determined by the following table:

| Dwelling site area (or in the case of | Minimum percentage of site |
|---------------------------------------|----------------------------|
|---------------------------------------|----------------------------|

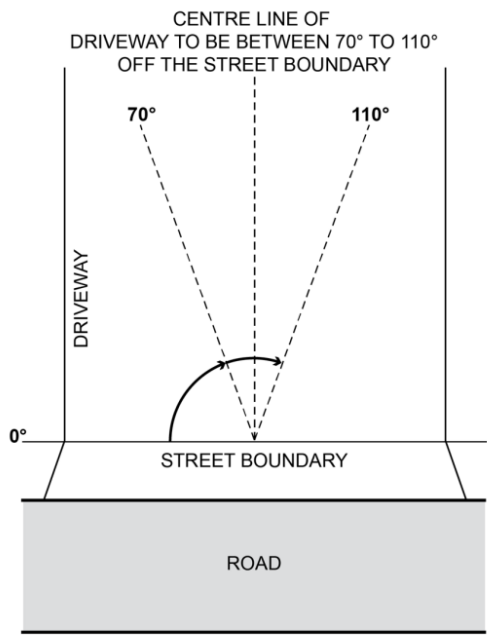
Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | <table><tr><th>residential flat building or group dwelling(s), average site area) (m²)</th><th></th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> | residential flat building or group dwelling(s), average site area) (m ²) | | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% |
|---|--|--|------------|--------------------|------------------|--------------------|------------------|---------|-----|------|-----|
| residential flat building or group 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. | | | | | | | | | | |
| <p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p> | <p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |
| <p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p> | <p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment</p> <p>or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p> | | | | | | | | | | |
| <p>PO 13.4</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p> | <p>DTS/DPF 13.4</p> <p>Non-residential ancillary buildings and structures:</p> <p>(a) are ancillary and subordinate to an existing non-residential use on the same site</p> <p>(b) have a floor area not exceeding the following:</p> <table><tr><th>Allotment size</th><th>Floor area</th></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the main building to which it is ancillary</p> <p>or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</p> | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² | | | | |
| Allotment size | Floor area | | | | | | | | | | |
| ≤500m ² | 60m ² | | | | | | | | | | |
| >500m ² | 80m ² | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Garage appearance | | | |
| <p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p> | <p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <p>(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening not exceeding 7m in width</p> <p>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</p> | | |
| Massing | | | |
| <p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p> | <p>DTS/DPF 15.1</p> <p>None are applicable</p> | | |
| Dwelling additions | | | |
| <p>PO 16.1</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p> | <p>DTS / DPF 16.1</p> <p>Dwelling additions:</p> <p>(a) are not constructed, added to or altered so that any part is situated closer to a public street</p> <p>(b) do not result in:</p> <p>(i) excavation exceeding a vertical height of 1m</p> <p>(ii) filling exceeding a vertical height of 1m</p> <p>(iii) a total combined excavation and filling vertical height of 2m or more</p> <p>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space</p> <p>(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</p> <p>(vi) upper level windows facing side or rear boundaries unless:</p> <p>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</p> <p>B. have sill heights greater than or equal to 1.5m above finished floor level or</p> <p>C. incorporate screening to a height of 1.5m above finished floor level</p> <p>(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:</p> <p>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</p> <p>B. 1.7m above finished floor level in all other cases.</p> | | |
| Private Open Space | | | |
| <p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p> | <p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p> | | |
| Water Sensitive Design | | | |
| <p>PO 18.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p> | <p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <p>(a) 80 per cent reduction in average annual total suspended solids</p> <p>(b) 60 per cent reduction in average annual total phosphorus</p> <p>(c) 45 per cent reduction in average annual total nitrogen.</p> | | |
| <p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p> | <p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <p>(a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased.</p> | | |

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| | | or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings. | |
| Car parking, access and manoeuvrability | | | |
| PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient. | DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. | | |
| PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient. | DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m | | |
| PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages 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. | DTS/DPF 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. | DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | |  <p>(c) If located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site</p> | |
| PO 19.6 | 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. |
| Waste storage | | | |
| PO 20.1 | Provision is made for the adequate and convenient storage of waste bins in a location screened from public view. | DTS/DPF 20.1 | None are applicable. |
| Design of Transportable Dwellings | | | |
| PO 21.1 | The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 21.1 | Buildings satisfy (a) or (b): |
| | | (a) | are not transportable or |
| | | (b) | the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Group dwelling, residential flat buildings and battle-axe development | | | |
| Amenity | | | |
| PO 22.1 | Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants. | DTS/DPF 22.1 | Dwellings have a minimum internal floor area in accordance with the following table: |
| | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | | |
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| | <div>Number of bedrooms</div> | <div>Minimum internal floor area</div> |
| | 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 |

| | |
|--|---|
| <div>PO 22.2</div> <div>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</div> | <div>DTS/DPF 22.2</div> <div>None are applicable.</div> |
| <div>PO 22.3</div> <div>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</div> | <div>DTS/DPF 22.3</div> <div>None are applicable.</div> |
| <div>PO 22.4</div> <div>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</div> | <div>DTS/DPF 22.4</div> <div>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</div> |

Communal Open Space

| | |
|--|--|
| <div>PO 23.1</div> <div>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.</div> | <div>DTS/DPF 23.1</div> <div>None are applicable.</div> |
| <div>PO 23.2</div> <div>Communal open space is of sufficient size and dimensions to cater for group recreation.</div> | <div>DTS/DPF 23.2</div> <div>Communal open space incorporates a minimum dimension of 5 metres.</div> |
| <div>PO 23.3</div> <div>Communal open space is designed and sited to:<div><div>(a)</div>be conveniently accessed by the dwellings which it services<div>(b)</div>have regard to acoustic, safety, security and wind effects.</div></div> | <div>DTS/DPF 23.3</div> <div>None are applicable.</div> |
| <div>PO 23.4</div> <div>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</div> | <div>DTS/DPF 23.4</div> <div>None are applicable.</div> |
| <div>PO 23.5</div> <div>Communal open space is designed and sited to:<div><div>(a)</div>in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings<div>(b)</div>in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</div></div> | <div>DTS/DPF 23.5</div> <div>None are applicable.</div> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Carparking, access and manoeuvrability | | | |
| PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | | DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. | |
| PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | | DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. | |
| PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | | DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. | |
| PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement. | | DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m. | |
| PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | | DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. | |
| PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas. | | DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. | |
| Soft Landscaping | | | |
| PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | | DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. | |
| PO 25.2 Soft landscaping is provided that improves the appearance of common driveways. | | DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). | |
| Site Facilities / Waste Storage | | | |
| PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 26.1 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 26.2 | DTS/DPF 26.2 | Provision is made for suitable external clothes drying facilities. | None are applicable. |
| PO 26.3 | DTS/DPF 26.3 | Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | None are applicable. |
| PO 26.4 | DTS/DPF 26.4 | Waste and recyclable material storage areas are located away from dwellings. | Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 26.5 | DTS/DPF 26.5 | Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | None are applicable. |
| PO 26.6 | DTS/DPF 26.6 | Services including gas and water meters are conveniently located and screened from public view. | None are applicable. |
| Supported accommodation and retirement facilities | | | |
| Siting and Configuration | | | |
| PO 27.1 | DTS/DPF 27.1 | Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | None are applicable. |
| Movement and Access | | | |
| PO 28.1 | DTS/DPF 28.1 | Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | None are applicable. |
| Communal Open Space | | | |
| PO 29.1 | DTS/DPF 29.1 | Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | None are applicable. |
| PO 29.2 | DTS/DPF 29.2 | Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | None are applicable. |
| PO 29.3 | DTS/DPF 29.3 | Communal open space is of sufficient size and dimensions to cater for group | Communal open space incorporates a minimum dimension of 5 metres. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| recreation. | | | |
| <p>PO 29.4</p> <p>Communal open space is designed and sited to:</p> <p>(a) be conveniently accessed by the dwellings which it services</p> <p>(b) have regard to acoustic, safety, security and wind effects.</p> | | <p>DTS/DPF 29.4</p> <p>None are applicable.</p> | |
| <p>PO 29.5</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p> | | <p>DTS/DPF 29.5</p> <p>None are applicable.</p> | |
| <p>PO 29.6</p> <p>Communal open space is designed and sited to:</p> <p>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p> | | <p>DTS/DPF 29.6</p> <p>None are applicable.</p> | |
| Site Facilities / Waste Storage | | | |
| <p>PO 30.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.</p> | | <p>DTS/DPF 30.1</p> <p>None are applicable.</p> | |
| <p>PO 30.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p> | | <p>DTS/DPF 30.2</p> <p>None are applicable.</p> | |
| <p>PO 30.3</p> <p>Provision is made for suitable external clothes drying facilities.</p> | | <p>DTS/DPF 30.3</p> <p>None are applicable.</p> | |
| <p>PO 30.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.</p> | | <p>DTS/DPF 30.4</p> <p>None are applicable.</p> | |
| <p>PO 30.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p> | | <p>DTS/DPF 30.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p> | |
| <p>PO 30.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p> | | <p>DTS/DPF 30.6</p> <p>None are applicable.</p> | |
| <p>PO 30.7</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p> | | <p>DTS/DPF 30.7</p> <p>None are applicable.</p> | |
| All non-residential development | | | |
| Water Sensitive Design | | | |
| <p>PO 31.1</p> | | <p>DTS/DPF 31.1</p> | |

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| Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater. | | None are applicable. | | | | | | | |
| PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state. | | DTS/DPF 31.2 None are applicable. | | | | | | | |
| Wash-down and Waste Loading and Unloading | | | | | | | | | |
| PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. | | DTS/DPF 32.1 None are applicable. | | | | | | | |
| Decks | | | | | | | | | |
| Design and Siting | | | | | | | | | |
| PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. | | DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: | | | | | | | |
| | | <table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr></table> | | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | |
| <150 | 10% | | | | | | | | |
| 150-200 | 15% | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | | |
| | | >200-450 | 20% |
| | | >450 | 25% |
| | | <p>B. the amount of existing soft landscaping prior to the development occurring.</p> <p>(b) where in association with a non-residential use:</p> <p>(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.</p> <p>(ii) are set back at least 2 metres from a public road.</p> <p>(iii) have a floor area not exceeding 25m²</p> <p>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</p> | |
| PO 33.2 | | DTS/DPF 33.2 | |
| Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing. | | Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s. | |
| PO 33.3 | | DTS/DPF 33.3 | |
| Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck. | | Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land 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. | |

Table 1 - Private Open Space

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|----------|---|---|
| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. | |

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 2.3 | Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 | None are applicable. |
| Landscaping | | | |
| PO 3.1 | Soft landscaping and tree planting are incorporated to: <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. | DTS/DPF 3.1 | None are applicable. |
| Environmental Performance | | | |
| PO 4.1 | Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 | None are applicable. |
| PO 4.3 | Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |
| PO 6.1 | Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1 | Effluent disposal drainage areas do not: <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design 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 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | or Table 2 - Off-Street Car Parking Requirements in Designated Areas. | |
| Car parking appearance | | | |
| PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | | DTS/DPF 7.1 None are applicable. | |
| PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | | DTS/DPF 7.2 None are applicable. | |
| PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | | DTS/DPF 7.3 None are applicable. | |
| PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection. | | DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m. | |
| PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | | DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces. | |
| PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | | DTS/DPF 7.6 None are applicable. | |
| PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | | DTS/DPF 7.7 None are applicable. | |
| Earthworks and sloping land | | | |
| PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | | DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. | |
| PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land. | | DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| PO 8.3 | Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): | DTS/DPF 8.3 | None are applicable. |
| (a) | do not contribute to the instability of embankments and cuttings | | |
| (b) | provide level transition areas for the safe movement of people and goods to and from the development | | |
| (c) | are designed to integrate with the natural topography of the land. | | |
| PO 8.4 | Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion. | DTS/DPF 8.4 | None are applicable. |
| PO 8.5 | Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | DTS/DPF 8.5 | None are applicable. |
| Fences and walls | | | |
| PO 9.1 | Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts. | DTS/DPF 9.2 | A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |
| Overlooking / Visual Privacy (low rise buildings) | | | |
| PO 10.1 | Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones. | DTS/DPF 10.1 | Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2 | Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones. | DTS/DPF 10.2 | One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases |
| Site Facilities / Waste Storage (excluding low rise residential development) | | | |
| PO 11.1 | Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | DTS/DPF 11.1 | None are applicable. |
| PO 11.2 | Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings. | DTS/DPF 11.2 | None are applicable. |
| PO 11.3 | | DTS/DPF 11.3 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | | None are applicable. | |
| PO 11.4 | | DTS/DPF 11.4 | |
| Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing. | | None are applicable. | |
| PO 11.5 | | DTS/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. | |
| All Development - Medium and High Rise | | | |
| External Appearance | | | |
| PO 12.1 | | DTS/DPF 12.1 | |
| Buildings positively contribute to the character of the local area by responding to local context. | | None are applicable. | |
| PO 12.2 | | DTS/DPF 12.2 | |
| Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale. | | None are applicable. | |
| PO 12.3 | | DTS/DPF 12.3 | |
| Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements. | | None are applicable. | |
| PO 12.4 | | DTS/DPF 12.4 | |
| Boundary walls visible from public land include visually interesting treatments to break up large blank elevations. | | None are applicable. | |
| PO 12.5 | | DTS/DPF 12.5 | |
| External materials and finishes are durable and age well to minimise ongoing maintenance requirements. | | Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration. | |
| PO 12.6 | | DTS/DPF 12.6 | |
| Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages. | | Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. | |
| PO 12.7 | | DTS/DPF 12.7 | |
| Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character. | | Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. | |
| PO 12.8 | | DTS/DPF 12.8 | |
| Building services, plant and mechanical equipment are screened from the public realm. | | None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 14.2 | Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells. | DTS/DPF 14.2 | None are applicable. |
| PO 14.3 | Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. | DTS/DPF 14.3 | None are applicable. |
| Car Parking | | | |
| PO 15.1 | Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings. | DTS/DPF 15.1 | Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings. |
| PO 15.2 | Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale. | DTS/DPF 15.2 | None are applicable. |
| Overlooking/Visual Privacy | | | |
| PO 16.1 | Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. | DTS/DPF 16.1 | None are applicable. |
| All residential development | | | |
| Front elevations and passive surveillance | | | |
| PO 17.1 | Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 17.1 | Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street. |
| PO 17.2 | Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 17.2 | Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| Outlook and Amenity | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas. | | | | | | | | |
|---|--|---|----------------------------|------|-----|---------|-----|----------|-----|
| PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. | DTS/DPF 18.2 None are applicable. | | | | | | | | |
| Ancillary Development | | | | | | | | | |
| PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 19.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: <table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr></table> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | |
| <150 | 10% | | | | | | | | |
| 150-200 | 15% | | | | | | | | |
| >200-450 | 20% | | | | | | | | |

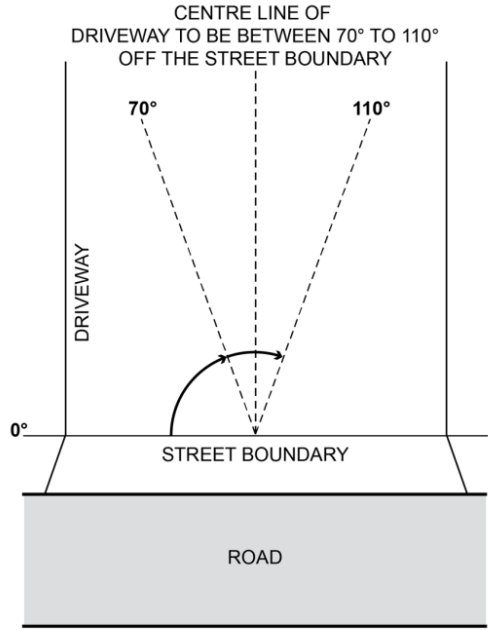
Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| | | >450 | 25% | | | | | | |
| | (ii) | the amount of existing soft landscaping prior to the development occurring. | | | | | | | |
| PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site. | DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (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 or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers. | DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. | | | | | | | | |
| PO 19.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 19.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table> (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 main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² | | |
| Allotment size | Floor area | | | | | | | | |
| ≤500m ² | 60m ² | | | | | | | | |
| >500m ² | 80m ² | | | | | | | | |
| Residential Development - Low Rise | | | | | | | | | |
| External appearance | | | | | | | | | |
| PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling. | DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. | | | | | | | | |
| PO 20.2 Dwelling elevations facing public streets and common driveways make a positive | DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | | | | | | | |
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| contribution to the streetscape and the appearance of common driveway areas. | | 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 on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. | | | | | | | | | | | |
| PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | | DTS/DPF 20.3 None are applicable | | | | | | | | | | | |
| Private Open Space | | | | | | | | | | | | | |
| PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | | DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. | | | | | | | | | | | |
| PO 21.2 Private open space is positioned to provide convenient access from internal living areas. | | DTS/DPF 21.2 Private open space is directly accessible from a habitable room. | | | | | | | | | | | |
| Landscaping | | | | | | | | | | | | | |
| PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. | | DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: | | | | | | | | | | | |
| | | <table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> | | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|---|
| | | (b) | at least 30% of any land between the primary street boundary and the primary building line. |
| Car parking, access and manoeuvrability | | | |
| PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | | DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. | |
| PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient. | | DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. | |
| PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking. | | DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m. | |
| PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees. | | DTS/DPF 23.4 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, 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 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | | DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| | |  <p>CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p>70° 110°</p> <p>DRIVEWAY</p> <p>0°</p> <p>STREET BOUNDARY</p> <p>ROAD</p> <p>(c) If located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> | |
| PO 23.6 | Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 23.6 | Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: |
| | | (a) | minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) |
| | | (b) | minimum car park length of 5.4m where a vehicle can enter or exit a space directly |
| | | (c) | minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| Waste storage | | | |
| PO 24.1 | Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 24.1 | Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: |
| | | (a) | has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and |
| | | (b) | has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| Design of Transportable Buildings | | | |
| PO 25.1 | The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 25.1 | Buildings satisfy (a) or (b): |
| | | (a) | are not transportable |
| | | (b) | the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Residential Development - Medium and High Rise (including serviced apartments) | | | |
| Outlook and Visual Privacy | | | |
| PO 26.1 | Ground level dwellings have a satisfactory short range visual outlook to public, | DTS/DPF 26.1 | Buildings: |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|---|
| communal or private open space. | | (a) | provide a habitable room at ground or first level with a window facing toward the street |
| | | (b) | limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage. |
| PO 26.2 | | DTS/DPF 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 Open Space | | | |
| PO 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 in multi-level buildings | | | |
| PO 28.1 | | DTS/DPF 28.1 | |
| Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces. | | Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary. | |
| PO 28.2 | | DTS/DPF 28.2 | |
| Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: | | Balconies utilise one or a combination of the following design elements: | |
| (a) | respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy | (a) | sun screens |
| (b) | allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. | (b) | pergolas |
| | | (c) | louvres |
| | | (d) | green facades |
| | | (e) | openable walls. |
| PO 28.3 | | DTS/DPF 28.3 | |
| Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living. | | Balconies open directly from a habitable room and incorporate a minimum dimension of 2m. | |
| PO 28.4 | | DTS/DPF 28.4 | |
| Dwellings are provided with sufficient space for storage to meet likely occupant needs. | | Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: | |
| | | (a) | studio: not less than 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 . |
| PO 28.5 | | DTS/DPF 28.5 | |
| Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided. | | Light wells: | |
| | | (a) | are not used as the primary source of outlook for living rooms |
| | | (b) | up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms |
| | | (c) | above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms. |
| PO 28.6 | | DTS/DPF 28.6 | |
| Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions. | | None are applicable. | |
| PO 28.7 | | DTS/DPF 28.7 | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable. | None are applicable. | | | | | | | | | | | |
|--|--|--|--------------------|-----------------------------|--------|------------------|-----------|------------------|-----------|------------------|-------------|--|
| Dwelling Configuration | | | | | | | | | | | | |
| PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity. | DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m ² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m ² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m ² , and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom. | | | | | | | | | | | |
| PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible. | DTS/DPF 29.2 None are applicable. | | | | | | | | | | | |
| Common Areas | | | | | | | | | | | | |
| PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. | DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core. | | | | | | | | | | | |
| Group Dwellings, Residential Flat Buildings and Battle axe Development | | | | | | | | | | | | |
| Amenity | | | | | | | | | | | | |
| PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants. | DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table: <table><tr><th>Number of bedrooms</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>65m²</td></tr><tr><td>3+ bedrooms</td><td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td></tr></table> | | Number of bedrooms | Minimum internal floor area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 65m ² | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| Number of bedrooms | Minimum internal floor area | | | | | | | | | | | |
| Studio | 35m ² | | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | | |
| 2 bedroom | 65m ² | | | | | | | | | | | |
| 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom | | | | | | | | | | | |
| PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | DTS/DPF 31.2 None are applicable. | | | | | | | | | | | |
| PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties. | DTS/DPF 31.3 None are applicable. | | | | | | | | | | | |
| PO 31.4 | DTS/DPF 31.4 | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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. | |
| Communal Open Space | | | |
| PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | | DTS/DPF 32.1 None are applicable. | |
| PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. | | DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | | DTS/DPF 32.3 None are applicable. | |
| PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | DTS/DPF 32.4 None are applicable. | |
| PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | DTS/DPF 32.5 None are applicable. | |
| Car parking, access and manoeuvrability | | | |
| PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | | DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. | |
| PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | | DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. | |
| PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | | DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. | |
| PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | | DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. | |
| PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring | | DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| areas. | | at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. | |
| Soft landscaping | | | |
| PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | | DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. | |
| PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | | DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). | |
| Site Facilities / Waste Storage | | | |
| PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 35.1 None are applicable. | |
| PO 35.2 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 35.2 None are applicable. | |
| PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | | DTS/DPF 35.3 None are applicable. | |
| PO 35.4 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | | DTS/DPF 35.5 None are applicable. | |
| PO 35.6 Services including gas and water meters are conveniently located and screened from public view. | | DTS/DPF 35.6 None are applicable. | |
| Water sensitive urban design | | | |
| PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | | DTS/DPF 36.1 None are applicable. | |
| PO 36.2 | | DTS/DPF 36.2 | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | None are applicable. |
| Supported Accommodation and retirement facilities | |
| Siting, Configuration and Design | |
| PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 37.1 None are applicable. |
| PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place. | DTS/DPF 37.2 None are applicable. |
| Movement and Access | |
| PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | DTS/DPF 38.1 None are applicable. |
| Communal Open Space | |
| PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 39.1 None are applicable. |
| PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 39.2 None are applicable. |
| PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres. |
| PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 39.4 None are applicable. |
| PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 39.5 None are applicable. |
| PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings | DTS/DPF 39.6 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | | |
| Site Facilities / Waste Storage | | | |
| PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles. | | DTS/DPF 40.1 None are applicable. | |
| PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 40.2 None are applicable. | |
| PO 40.3 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 40.3 None are applicable. | |
| PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view. | | DTS/DPF 40.4 None are applicable. | |
| PO 40.5 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | | DTS/DPF 40.6 None are applicable. | |
| PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view. | | DTS/DPF 40.7 None are applicable. | |
| Student Accommodation | | | |
| PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. | | DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m ³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students. | |
| PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing. | | DTS/DPF 41.2 None are applicable. | |
| All non-residential development | | | |
| Water Sensitive Design | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater. | | DTS/DPF 42.1 None are applicable. | |
| 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. | | DTS/DPF 42.2 None are applicable. | |
| 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. | | DTS/DPF 42.3 None are applicable. | |
| Wash-down and Waste Loading and Unloading | | | |
| PO 43.1 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, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) 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. | | DTS/DPF 43.1 None are applicable. | |
| Laneway Development | | | |
| Infrastructure and Access | | | |
| PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. | | DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare. | |
| Decks | | | |
| Design and Siting | | | |
| PO 45.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. | | DTS/DPF 45.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| | | 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 used as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings | Dwellings at ground level: | 15m ² / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m ² / minimum dimension 1.8m |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting | |
| PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion. | DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5). |
| PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance. | DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver. |
| Water Protection | |
| PO 2.1 | DTS/DPF 2.1 |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas. | None are applicable. | | | | | | | | | | | | | | | | | | | | | |
| PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources. | DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). | | | | | | | | | | | | | | | | | | | | | |
| Fire Management | | | | | | | | | | | | | | | | | | | | | | |
| PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements. | DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code. | | | | | | | | | | | | | | | | | | | | | |
| PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks. | DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. | | | | | | | | | | | | | | | | | | | | | |
| Power-line Clearances | | | | | | | | | | | | | | | | | | | | | | |
| PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines. | DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table: <table><tr><td>Voltage of transmission line</td><td>Tower or Pole</td><td>Minimum horizontal clearance distance between plantings and transmission lines</td></tr><tr><td>500 kV</td><td>Tower</td><td>38m</td></tr><tr><td>275 kV</td><td>Tower</td><td>25m</td></tr><tr><td>132 kV</td><td>Tower</td><td>30m</td></tr><tr><td>132 kV</td><td>Pole</td><td>20m</td></tr><tr><td>66 kV</td><td>Pole</td><td>20m</td></tr><tr><td>Less than 66 kV</td><td>Pole</td><td>20m</td></tr></table> | Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | 500 kV | Tower | 38m | 275 kV | Tower | 25m | 132 kV | Tower | 30m | 132 kV | Pole | 20m | 66 kV | Pole | 20m | Less than 66 kV | Pole | 20m |
| Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | | | | | | | | | | | | | | | | | | | | |
| 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)

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023**

The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

- (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
- (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

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 Intensity | |
| PO 1.1 Residential development provides a range of housing choices. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings. |
| PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres. | DTS/DPF 1.2 None are applicable. |
| Building Height | |
| PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space. | DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end). |
| PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary. | DTS/DPF 2.2 None are applicable. |
| Primary Street Setback | |
| PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character. | DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m. |
| Secondary Street Setback | |
| PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character. | DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Boundary Walls | | | |
| PO 5.1 | Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation. | DTS/DPF 5.1 | Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| PO 5.2 | Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | DTS/DPF 5.2 | Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage. |
| Side Boundary Setback | | | |
| PO 6.1 | Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. | DTS/DPF 6.1 | Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear Boundary Setback | | | |
| PO 7.1 | Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. | DTS/DPF 7.1 | Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level. |
| Buildings elevation design | | | |
| PO 8.1 | Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas. | DTS/DPF 8.1 | Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish. |
| PO 8.2 | Dwellings incorporate windows along primary street frontages to encourage passive | DTS/DPF 8.2 | Each dwelling with a frontage to a public street: |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| surveillance and make a positive contribution to the streetscape. | | (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m | | | | | | | | | | | | | | | | |
|---|-------------------------------|--|--|---------------|-------------------------------|--------------|----------------------------|--|--|-------------------------------|--------|--|----------------------|--|----------------------|---|--------------------------|--|
| | | (b) has an aggregate window area of at least 2m ² facing the primary street | | | | | | | | | | | | | | | | |
| PO 8.3 | | DTS/DPF 8.3 | | | | | | | | | | | | | | | | |
| The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | | None are applicable. | | | | | | | | | | | | | | | | |
| PO 8.4 | | DTS/DPF 8.4 | | | | | | | | | | | | | | | | |
| Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression. | | None are applicable. | | | | | | | | | | | | | | | | |
| PO 8.5 | | DTS/DPF 8.5 | | | | | | | | | | | | | | | | |
| Entrances to multi-storey buildings are: | | None are applicable. | | | | | | | | | | | | | | | | |
| (a) oriented towards the street | | | | | | | | | | | | | | | | | | |
| (b) visible and easily identifiable from the street | | | | | | | | | | | | | | | | | | |
| (c) designed to include a common mail box structure. | | | | | | | | | | | | | | | | | | |
| Outlook and amenity | | | | | | | | | | | | | | | | | | |
| PO 9.1 | | DTS/DPF 9.1 | | | | | | | | | | | | | | | | |
| Living rooms have an external outlook to provide a high standard of amenity for occupants. | | A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space. | | | | | | | | | | | | | | | | |
| PO 9.2 | | DTS/DPF 9.2 | | | | | | | | | | | | | | | | |
| Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. | | None are applicable. | | | | | | | | | | | | | | | | |
| Private Open Space | | | | | | | | | | | | | | | | | | |
| PO 10.1 | | DTS/DPF 10.1 | | | | | | | | | | | | | | | | |
| Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | | Private open space is provided in accordance with the following table: | | | | | | | | | | | | | | | | |
| | | <table><tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr><tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m</td></tr><tr><td rowspan="4">Dwelling (above ground level)</td><td>Studio</td><td>4m² / minimum dimension 1.8m</td></tr><tr><td>One bedroom dwelling</td><td>8m² / minimum dimension 2.1m</td></tr><tr><td>Two bedroom dwelling</td><td>11m² / minimum dimension 2.4m</td></tr><tr><td>Three + bedroom dwelling</td><td>15 m² / minimum dimension 2.6m</td></tr></table> | | Dwelling Type | Dwelling / Site Configuration | Minimum Rate | Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | One bedroom dwelling | 8m ² / minimum dimension 2.1m | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |
| Dwelling Type | Dwelling / Site Configuration | Minimum Rate | | | | | | | | | | | | | | | | |
| Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | | | | | | | | | | | | | | | | |
| Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | | | | | | | | | | | | | | | | |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m | | | | | | | | | | | | | | | | |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | | | | | | | | | | | | | | | | |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m | | | | | | | | | | | | | | | | |
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Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| PO 10.2 | Private open space positioned to provide convenient access from internal living areas. | DTS/DPF 10.2 | At least 50% of the required area of private open space is accessible from a habitable room. | | | | | | | | | | |
|--|--|---------------------|---|--|----------------------------|------|-----|------|-----|---------|-----|------|-----|
| PO 10.3 | Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space. | DTS/DPF 10.3 | None are applicable. | | | | | | | | | | |
| Visual privacy | | | | | | | | | | | | | |
| PO 11.1 | Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses. | DTS/DPF 11.1 | Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor. | | | | | | | | | | |
| PO 11.2 | Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 11.2 | One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | | | | | | | | | | |
| Landscaping | | | | | | | | | | | | | |
| PO 12.1 | Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. | DTS/DPF 12.1 | Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: <table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td><200</td><td>15%</td></tr><tr><td>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> (b) at least 30% of land between the road boundary and the building line. | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | <200 | 15% | 200-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | | | |
| <200 | 15% | | | | | | | | | | | | |
| 200-450 | 20% | | | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | | | |
| Water Sensitive Design | | | | | | | | | | | | | |
| PO 13.1 | Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions. | DTS/DPF 13.1 | None are applicable. | | | | | | | | | | |
| Car Parking | | | | | | | | | | | | | |
| PO 14.1 | | DTS/DPF 14.1 | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|---|--|
| On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport. | | On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. | |
| PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space. | | |
| PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. | | |
| PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand. | DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling. | | |
| PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking. | DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling. | | |
| Overshadowing | | | |
| PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. | DTS/DPF 15.1 None are applicable. | | |
| Waste | | | |
| PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. | | |
| PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. | DTS/DPF 16.2 None are applicable. | | |
| Vehicle Access | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------------|--|---|--|
| PO 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. | DTS/DPF 17.1 | None are applicable. |
| PO 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. | DTS/DPF 17.2 | <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(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</p> <p>(b) where newly proposed, is set back:</p> <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 17.3 | Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 17.3 | <p>Driveways are designed and sited so that:</p> <p>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</p> <p>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</p> <div data-bbox="879 864 1356 1480"> </div> <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> |
| PO 17.4 | Driveways and access points are designed and distributed to optimise the provision of on-street parking. | DTS/DPF 17.4 | <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p> |
| PO 17.5 | | DTS/DPF 17.5 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement. | | Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. | |
| PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | | DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre | |
| PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas. | | DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. | |
| Storage | | | |
| PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs. | | DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ . | |
| Earthworks | | | |
| PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | | DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m. | |
| Service connections and infrastructure | | | |
| PO 20.1 Dwellings are provided with appropriate service connections and infrastructure. | | DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i> . | |
| Site contamination | | | |
| PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment. | | DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| | <p>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</p> <p>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other 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 <u>site contamination declaration form</u>).</p> |

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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. | |
| Rehabilitation | | | |
| PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors. | | DTS/DPF 3.1 None are applicable. | |
| Hazard Management | | | |
| PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips. | | DTS/DPF 4.1 None are applicable. | |
| PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction. | | DTS/DPF 4.2 None are applicable. | |
| PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds. | | DTS/DPF 4.3 None are applicable. | |
| Electricity Infrastructure and Battery Storage Facilities | | | |
| PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. | | DTS/DPF 5.1 None are applicable. | |
| PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV. | | DTS/DPF 5.2 None are applicable. | |
| PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts. | | DTS/DPF 5.3 None are applicable. | |
| Telecommunication Facilities | | | |
| PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity. | | DTS/DPF 6.1 None are applicable. | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|---|
| PO 6.2 | Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity. | DTS/DPF 6.2 | None are applicable. |
| PO 6.3 | Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. | DTS/DPF 6.3 | None are applicable. |
| Renewable Energy Facilities | | | |
| PO 7.1 | Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure. | DTS/DPF 7.1 | None are applicable. |
| Renewable Energy Facilities (Wind Farm) | | | |
| PO 8.1 | Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation. | DTS/DPF 8.1 | Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation |
| PO 8.2 | The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. | DTS/DPF 8.2 | None are applicable. |
| 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 markers to minimise the risk to aircraft operations. | DTS/DPF 8.4 | No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable. |
| PO 8.5 | Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes. | DTS/DPF 8.5 | None are applicable. |
| Renewable Energy Facilities (Solar Power) | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------|--|---------------------------------|--|--|--|---------------------|---------------------------|--------------------------------------|---------------------------------|--|-------|-------|-----|------|-----|-----------|------------|-----|------|-------|----------|--------------|-----|------|-----|---------|---------------|-----|------|------|-----------|-------------|-----|------|------|--------|--------|----|------|-----|
| <p>PO 9.1</p> <p>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p> | | <p>DTS/DPF 9.1</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <p>(a) incorporating wildlife corridors and habitat refuges</p> <p>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p> | | <p>DTS/DPF 9.2</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p> | | <p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table><tr><th>Generation Capacity</th><th>Approximate size of array</th><th>Setback from adjoining land boundary</th><th>Setback from conservation areas</th><th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th></tr><tr><td>50MW></td><td>80ha+</td><td>30m</td><td>500m</td><td>2km</td></tr><tr><td>10MW<50MW</td><td>16ha-<80ha</td><td>25m</td><td>500m</td><td>1.5km</td></tr><tr><td>5MW<10MW</td><td>8ha to <16ha</td><td>20m</td><td>500m</td><td>1km</td></tr><tr><td>1MW<5MW</td><td>1.6ha to <8ha</td><td>15m</td><td>500m</td><td>500m</td></tr><tr><td>100kW<1MW</td><td>0.5ha<1.6ha</td><td>10m</td><td>500m</td><td>100m</td></tr><tr><td><100kW</td><td><0.5ha</td><td>5m</td><td>500m</td><td>25m</td></tr></table> <p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p> | | | | | Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | 50MW> | 80ha+ | 30m | 500m | 2km | 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | <100kW | <0.5ha | 5m | 500m | 25m |
| Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50MW> | 80ha+ | 30m | 500m | 2km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <100kW | <0.5ha | 5m | 500m | 25m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 9.4</p> <p>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p> | | <p>DTS/DPF 9.4</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hydropower / Pumped Hydropower Facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 10.1</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p> | | <p>DTS/DPF 10.1</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 10.2</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p> | | <p>DTS/DPF 10.2</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 10.3</p> | | <p>DTS/DPF 10.3</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|---|---|
| Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future. | | None are applicable. | |
| Water Supply | | | |
| PO 11.1 | 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: <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling. |
| Wastewater Services | | | |
| PO 12.1 | Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. | DTS/DPF 12.1 | Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011. |
| PO 12.2 | Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | DTS/DPF 12.2 | Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. |
| Temporary Facilities | | | |
| PO 13.1 | In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter. | DTS/DPF 13.1 | A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated. |
| PO 13.2 | Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact. | DTS/DPF 13.2 | None are applicable. |

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Siting and Design | |
| PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership. |
| PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public. | DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads. |
| Waste | |
| PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. | DTS/DPF 2.1 None are applicable. |
| Soil and Water Protection | |
| PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: | DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|--|
| (a) | public water supply reservoirs | (b) | 200m or more from a major watercourse (third order or higher stream) |
| (b) | major watercourses (third order or higher stream) | (c) | 100m or more from any other watercourse, bore or well used for domestic or stock water supplies. |
| (c) | any other watercourse, bore or well used for domestic or stock water supplies. | | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: | | None are applicable. | |
| (a) | have sufficient capacity to hold effluent and runoff from the operations on site | | |
| (b) | ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. | | |

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | | | |
|---|--|--|--|----------------------|--------------------|-----------------|--|--------|--|-----------------------------|------------------------------|
| General Land Use Compatibility | | | | | | | | | | | |
| PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone. | | DTS/DPF 1.1 None are applicable. | | | | | | | | | |
| 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. | | DTS/DPF 1.2 None are applicable. | | | | | | | | | |
| 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. | | DTS/DPF 2.1 Development operating within the following hours: <table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or</td><td>7am to 9pm, Monday to Friday</td></tr></table> | | Class of Development | Hours of operation | Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Shop, other than any one or | 7am to 9pm, Monday to Friday |
| Class of Development | Hours of operation | | | | | | | | | | |
| Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | | | |
| Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | | | |
| Shop, other than any one or | 7am to 9pm, Monday to Friday | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|---------------------------------|
| | | combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 8am to 5pm, Saturday and Sunday |
| Overshadowing | | | |
| PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. | | |
| PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 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/DPF 3.4 None are applicable. | | |
| Activities Generating Noise or Vibration | | | |
| PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria. | | |
| PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the 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 (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. | DTS/DPF 4.2 None are applicable. | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. | | | | |
|--|---|---------------------|-------------------|--|---|
| PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment. | DTS/DPF 4.4 Adjacent land is used for residential purposes. | | | | |
| PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.5 None are applicable. | | | | |
| PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers. | DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: <table><tr><th>Assessment location</th><th>Music noise level</th></tr><tr><td>Externally at the nearest existing or envisaged noise sensitive location</td><td>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)</td></tr></table> | Assessment location | Music noise level | Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB) |
| Assessment location | Music noise level | | | | |
| Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB) | | | | |
| Air Quality | | | | | |
| PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers. | DTS/DPF 5.1 None are applicable. | | | | |
| PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. | DTS/DPF 5.2 None are applicable. | | | | |
| Light Spill | | | | | |
| PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 6.1 None are applicable. | | | | |
| PO 6.2 External lighting is not hazardous to motorists and cyclists. | DTS/DPF 6.2 None are applicable. | | | | |
| Solar Reflectivity / Glare | | | | | |
| | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 7.1 | Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare. | DTS/DPF 7.1 | None are applicable. |
| Electrical Interference | | | |
| PO 8.1 | Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference. | DTS/DPF 8.1 | The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable. |
| Interface with Rural Activities | | | |
| PO 9.1 | Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.2 | None are applicable. |
| PO 9.3 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.3 | Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership. |
| PO 9.4 | Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities. | DTS/DPF 9.4 | Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership. |
| PO 9.5 | Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities. | DTS/DPF 9.5 | Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes. |
| PO 9.6 | Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities. | DTS/DPF 9.6 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 9.7 | Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques. | DTS/DPF 9.7 | None are applicable. |
| Interface with Mines and Quarries (Rural and Remote Areas) | | | |
| PO 10.1 | Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration. | DTS/DPF 10.1 | Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> . |

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | <p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. |

Performance 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 configuration | |
| PO 1.1 | DTS/DPF 1.1 |
| Land division creates allotments suitable for their intended use. | Division of land satisfies (a) or (b): <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. |
| PO 1.2 | 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 and Layout | |
| PO 2.1 | DTS/DPF 2.1 |
| Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls. | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 2.2 | Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Land division maximises the number of allotments that face public open space and public streets. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services. | DTS/DPF 2.5 | None are applicable. |
| PO 2.6 | Land division results in watercourses being retained within open space and development taking place on land not subject to flooding. | DTS/DPF 2.6 | None are applicable. |
| PO 2.7 | Land division results in legible street patterns connected to the surrounding street network. | DTS/DPF 2.7 | None are applicable. |
| PO 2.8 | Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees. | DTS/DPF 2.8 | None are applicable. |
| Roads and Access | | | |
| PO 3.1 | Land division provides allotments with access to an all-weather public road. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | DTS/DPF 3.2 | None are applicable. |
| PO 3.3 | Land division does not impede access to publicly owned open space and/or recreation facilities. | DTS/DPF 3.3 | None are applicable. |
| PO 3.4 | Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles. | DTS/DPF 3.4 | None are applicable. |
| PO 3.5 | Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. | DTS/DPF 3.5 | None are applicable. |
| PO 3.6 | | DTS/DPF 3.6 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Road reserves accommodate stormwater drainage and public utilities. | | None are applicable. | |
| PO 3.7 | | DTS/DPF 3.7 | |
| Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites. | | None are applicable. | |
| PO 3.8 | | DTS/DPF 3.8 | |
| Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network. | | None are applicable. | |
| PO 3.9 | | DTS/DPF 3.9 | |
| Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes. | | None are applicable. | |
| PO 3.10 | | DTS/DPF 3.10 | |
| Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. | | None are applicable. | |
| Infrastructure | | | |
| PO 4.1 | | DTS/DPF 4.1 | |
| Land division incorporates public utility services within road reserves or dedicated easements. | | None are applicable. | |
| PO 4.2 | | DTS/DPF 4.2 | |
| Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment. | | Each allotment can be connected to: <div><div>(a)</div><div>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</div><div>or</div><div>(b)</div><div>a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.</div></div> | |
| 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. | |
| PO 4.5 | | DTS/DPF 4.5 | |
| Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment. | | None are applicable. | |
| PO 4.6 | | DTS/DPF 4.6 | |
| Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature. | | None are applicable. | |
| Minor Land Division (Under 20 Allotments) | | | |
| Open Space | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 5.1 | Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space. | DTS/DPF 5.1 | None are applicable. |
| Solar Orientation | | | |
| PO 6.1 | Land division for residential purposes facilitates solar access through allotment orientation. | DTS/DPF 6.1 | None are applicable. |
| Water Sensitive Design | | | |
| PO 7.1 | Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 7.2 | None are applicable. |
| Battle-Axe Development | | | |
| PO 8.1 | Battle-axe development appropriately responds to the existing neighbourhood context. | DTS/DPF 8.1 | Allotments are not in the form of a battle-axe arrangement. |
| PO 8.2 | Battle-axe development designed to allow safe and convenient movement. | DTS/DPF 8.2 | The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m. |
| PO 8.3 | Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 8.3 | Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre. |
| PO 8.4 | Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 8.4 | Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Major Land Division (20+ Allotments) | | | |
| Open Space | | | |
| PO 9.1 | Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration. | DTS/DPF 9.1 | None are applicable. |
| PO 9.2 | Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation. | DTS/DPF 9.2 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|------------------------|---|---|----------------------|
| PO 9.3 | Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities. | DTS/DPF 9.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 10.1 | Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 10.1 | None are applicable. |
| PO 10.2 | Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 10.2 | None are applicable. |
| Solar Orientation | | | |
| PO 11.1 | Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions. | DTS/DPF 11.1 | None are applicable. |

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Navigation and Safety | |
| PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 The operation of wharves is not impaired by marinas and on-water structures. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Navigation and access channels are not impaired by marinas and on-water | DTS/DPF 1.3 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--------------------------|--|---|---|
| structures. | | | |
| PO 1.4 | Commercial shipping lanes are not impaired by marinas and on-water structures. | DTS/DPF 1.4 | Marinas and on-water structures are set back 250m or more from commercial shipping lanes. |
| PO 1.5 | Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station. | DTS/DPF 1.5 | On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points. |
| PO 1.6 | Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures. | DTS/DPF 1.6 | None are applicable. |
| Environmental Protection | | | |
| PO 2.1 | Development is sited and designed to facilitate water circulation and exchange. | DTS/DPF 2.1 | None are applicable. |

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 | DTS/DPF 1.2 |
| 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/DPF 2.1 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility. | | None are applicable. | |
| PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places. | | DTS/DPF 2.2 None are applicable. | |
| PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities. | | DTS/DPF 2.3 None are applicable. | |
| Pedestrians and Cyclists | | | |
| PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points. | | DTS/DPF 3.1 None are applicable. | |
| Usability | | | |
| PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation. | | DTS/DPF 4.1 None are applicable. | |
| Safety and Security | | | |
| PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible. | | DTS/DPF 5.1 None are applicable. | |
| PO 5.2 Play equipment is located to maximise opportunities for passive surveillance. | | DTS/DPF 5.2 None are applicable. | |
| PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park. | | DTS/DPF 5.3 None are applicable. | |
| PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment. | | DTS/DPF 5.4 None are applicable. | |
| PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities. | | DTS/DPF 5.5 None are applicable. | |
| PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits. | | DTS/DPF 5.6 None are applicable. | |
| Signage | | | |
| PO 6.1 Signage is provided at entrances to and within the open space and recreation | | DTS/DPF 6.1 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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. | | | |
| Buildings and Structures | | | |
| PO 7.1 | | DTS/DPF 7.1 | |
| Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive. | | None are applicable. | |
| PO 7.2 | | DTS/DPF 7.2 | |
| Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open. | | None are applicable. | |
| PO 7.3 | | DTS/DPF 7.3 | |
| Development in open space is constructed to minimise the extent of impervious surfaces. | | None are applicable. | |
| PO 7.4 | | DTS/DPF 7.4 | |
| Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve. | | None are applicable. | |
| Landscaping | | | |
| PO 8.1 | | DTS/DPF 8.1 | |
| Open space and recreation facilities provide for the planting and retention of large trees and vegetation. | | None are applicable. | |
| PO 8.2 | | DTS/DPF 8.2 | |
| Landscaping in open space and recreation facilities provides shade and windbreaks: | | None are applicable. | |
| (a) along cyclist and pedestrian routes; | | | |
| (b) around picnic and barbecue areas; | | | |
| (c) in car parking areas. | | | |
| PO 8.3 | | DTS/DPF 8.3 | |
| Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity. | | None are applicable. | |
| PO 8.4 | | DTS/DPF 8.4 | |
| Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable. | | None are applicable. | |

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. | | DTS/DPF 1.2 None are applicable. | |

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|--|---|----------------------|
| PO 3.1 | Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation. | DTS/DPF 3.1 | None are applicable. |
| PO 3.2 | Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding. | DTS/DPF 3.2 | None are applicable. |

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer 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)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| General | |
| PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact. | DTS/DPF 1.2 None are applicable. |
| Caravan and Tourist Parks | |
| PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors. | DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation. |
| PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality. | DTS/DPF 2.4 None are applicable. |
| PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development. | DTS/DPF 2.5 None are applicable. |
| PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations. | DTS/DPF 2.6 None are applicable. |
| Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972 | |
| PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire). | DTS/DPF 3.1 None are applicable. |
| PO 3.2 | DTS/DPF 3.2 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided. | None are applicable. |
| PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved. | DTS/DPF 3.3 None are applicable. |
| PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. | DTS/DPF 3.4 None are applicable. |

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. | | | |
| Sightlines | | | |
| PO 2.1 | | DTS/DPF 2.1 | |
| Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians. | | None are applicable. | |
| PO 2.2 | | DTS/DPF 2.2 | |
| Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | | None are applicable. | |
| Vehicle Access | | | |
| PO 3.1 | | DTS/DPF 3.1 | |
| Safe and convenient access minimises impact or interruption on the operation of public roads. | | The access is: | |
| | | (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or | |
| | | (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | | None are applicable. | |
| PO 3.3 | | DTS/DPF 3.3 | |
| Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use. | | None are applicable. | |
| PO 3.4 | | DTS/DPF 3.4 | |
| Access points are sited and designed to minimise any adverse impacts on neighbouring properties. | | None are applicable. | |
| PO 3.5 | | DTS/DPF 3.5 | |
| 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: | |
| | | (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner | |
| | | (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance | |
| | | (iii) 6m or more from the tangent point of an intersection of 2 or more roads | |
| | | (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. | |
| PO 3.6 | | DTS/DPF 3.6 | |
| Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate). | | 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 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| 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 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. | | DTS/DPF 3.8 None are applicable. | |
| PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads. | | DTS/DPF 3.9 None are applicable. | |
| 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. | | DTS/DPF 4.1 None are applicable. | |
| Vehicle Parking Rates | | | |
| PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. | | DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. | |
| Vehicle Parking Areas | | | |
| PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another. | | DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road. | |
| PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like. | | DTS/DPF 6.2 None are applicable. | |
| PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points. | | DTS/DPF 6.3 None are applicable. | |
| PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient. | | DTS/DPF 6.4 None are applicable. | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 6.5 | Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users. | DTS/DPF 6.5 | None are applicable. |
| PO 6.6 | Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site. | DTS/DPF 6.6 | Loading areas and designated parking spaces are wholly located within the site. |
| PO 6.7 | On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times. | DTS/DPF 6.7 | None are applicable. |
| Undercroft and Below Ground Garaging and Parking of Vehicles | | | |
| PO 7.1 | Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles. | DTS/DPF 7.1 | None are applicable. |
| Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks | | | |
| PO 8.1 | Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement. | DTS/DPF 8.2 | None are applicable. |
| Bicycle Parking in Designated Areas | | | |
| PO 9.1 | The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode. | DTS/DPF 9.1 | Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements. |
| PO 9.2 | Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft. | DTS/DPF 9.2 | None are applicable. |
| PO 9.3 | Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport. | DTS/DPF 9.3 | None are applicable. |
| Corner Cut-Offs | | | |
| PO 10.1 | Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1 | Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: |

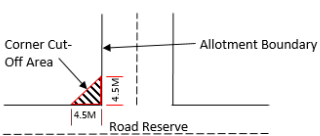
| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | |  | |
| Heavy Vehicle Parking | | | |
| PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads. | | DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: <ul style="list-style-type: none"> (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parked on the allotment at any time (e) the vehicle parking area achieves the following setbacks: <ul style="list-style-type: none"> (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: <ul style="list-style-type: none"> (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property. | |
| PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | | DTS/DPF 11.2 Heavy vehicles: <ul style="list-style-type: none"> (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator). | |
| PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads. | | DTS/DPF 11.3 None are applicable. | |

Table 1 - General Off-Street Car Parking Requirements

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

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

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|---|--|
| Residential Flat Building | 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. 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. |
| Row Dwelling where vehicle access is from the primary street | 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded) | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Semi-Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Aged / Supported Accommodation | |
| Retirement facility | 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. |
| Supported accommodation | 0.2 spaces per dwelling for visitor parking. 0.3 spaces per bed. |
| Residential Development (Other) | |
| Ancillary accommodation | No additional requirements beyond those associated with the main dwelling. |
| Residential park | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. 0.3 spaces per bed. |
| Student accommodation | 0.3 spaces per bed. |
| Workers' accommodation | 0.5 spaces per bed plus 0.2 spaces per bed for visitor parking. |
| Tourist | |
| Caravan and tourist park | Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin. |
| Tourist accommodation other than a caravan and tourist park | 1 car parking space per accommodation unit / guest room. |
| Commercial Uses | |
| Auction room/ depot | 1 space per 100m2 of building floor area plus an additional 2 spaces. |
| Automotive collision repair | 3 spaces per service bay. |
| Motor repair station | 3 spaces per service bay. |
| Office | For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area. |
| Retail fuel outlet | 3 spaces per 100m2 gross leasable floor area. |
| Service trade premises | 2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes. |
| Shop (no commercial kitchen) | 5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Shop (in the form of a bulky goods outlet) | 2.5 spaces per 100m2 of gross leasable floor area. |
| Shop (in the form of a restaurant or involving a commercial kitchen) | Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 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 | |
| Community facility | For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area. |
| Educational facility | 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 |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|-------------------------------------|---|
| | time. |
| Place of worship | 1 space for every 3 visitor seats. |
| Child care facility | For a child care centre, 0.25 spaces per child In all other cases, 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. |
| Hospital | 4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital. |
| Recreational and Entertainment Uses | |
| Cinema complex | 0.2 spaces per seat. |
| Concert hall / theatre | 0.2 spaces per seat. |
| Hotel | 1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant. |
| Indoor recreation facility | 6.5 spaces per 100m ² of total floor area for a Fitness Centre 4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities. |
| Industry/Employment Uses | |
| Fuel depot | 1.5 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes. |
| Industry | 1.5 spaces per 100m ² of total floor area. |
| Store | 0.5 spaces per 100m ² of total floor area. |
| Timber yard | 1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes. |
| Warehouse | 0.5 spaces per 100m ² total floor area. |
| Other Uses | |
| Funeral Parlour | 1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour. |
| Radio or Television Station | 5 spaces per 100m ² of total building floor area. |

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|--|--|
| | | | Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Non-residential development excluding tourist accommodation | 3 spaces per 100m2 of gross leasable floor area. | 6 spaces per 100m2 of gross leasable floor area. | Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone |
| Non-residential development excluding tourist accommodation | 3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop | 3 spaces per 100 square metres of gross leasable floor area | Urban Neighbourhood Zone in Bowden |
| Tourist accommodation | 1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms | 1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms | City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential development | | | |
| Residential component of a multi-storey building | Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking. | None specified. | City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| | | | Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential component of a multi-storey building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| 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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential flat building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Row dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Semi-detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |

Table 3 - Off-Street Bicycle Parking Requirements

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

| Class of Development | Bicycle Parking Rate | |
|--|---|--|
| | Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type. | |
| Consulting room | 1 space per 20 employees plus 1 space per 20 consulting rooms for customers. | |
| Educational facility | For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students. | |
| Hospital | 1 space per 15 beds plus 1 space per 30 beds for visitors. | |
| Indoor recreation facility | 1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors. | |
| Licensed Premises | 1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area. | |
| Office | 1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors. | |
| Child care facility | 1 space per 20 full time employees plus 1 space per 40 full time children. | |
| Recreation area | 1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers. | |
| Residential flat building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors. | |
| Residential component of a multi-storey building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors. | |
| Shop | 1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers. | |
| Tourist accommodation | 1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors. | |
| Schedule to Table 3 | <div><div>Designated Area</div><div>All zones</div></div> | <div><div>Relevant part of the State</div><div>The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</div><div>City of Adelaide</div></div> |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------|---|-----------------------|
| | Business Neighbourhood Zone 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 | Metropolitan Adelaide |

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources. | | Wastewater lagoons are set back 50m or more from watercourse banks. | |
| <p>PO 2.3</p> <p>Wastewater lagoons are designed and sited to:</p> <p>(a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.</p> | | <p>DTS/DPF 2.3</p> <p>None are applicable.</p> | |
| <p>PO 2.4</p> <p>Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.</p> | | <p>DTS/DPF 2.4</p> <p>Waste operations areas are set back 100m or more from watercourse banks.</p> | |
| Amenity | | | |
| <p>PO 3.1</p> <p>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.</p> | | <p>DTS/DPF 3.1</p> <p>None are applicable.</p> | |
| <p>PO 3.2</p> <p>Access routes to waste treatment and management facilities via residential streets is avoided.</p> | | <p>DTS/DPF 3.2</p> <p>None are applicable.</p> | |
| <p>PO 3.3</p> <p>Litter control measures minimise the incidence of windblown litter.</p> | | <p>DTS/DPF 3.3</p> <p>None are applicable.</p> | |
| <p>PO 3.4</p> <p>Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.</p> | | <p>DTS/DPF 3.4</p> <p>None are applicable.</p> | |
| Access | | | |
| <p>PO 4.1</p> <p>Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.</p> | | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> | |
| <p>PO 4.2</p> <p>Suitable access for emergency vehicles is provided to and within waste treatment or management sites.</p> | | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> | |
| Fencing and Security | | | |
| <p>PO 5.1</p> <p>Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.</p> | | <p>DTS/DPF 5.1</p> <p>Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.</p> | |
| Landfill | | | |
| <p>PO 6.1</p> <p>Landfill gas emissions are managed in an environmentally acceptable manner.</p> | | <p>DTS/DPF 6.1</p> <p>None are applicable.</p> | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 6.2 | Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 6.2 | Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone. |
| PO 6.3 | Landfill facilities are located on land that is not subject to land slip. | DTS/DPF 6.3 | None are applicable. |
| PO 6.4 | Landfill facilities are separated from areas subject to flooding. | DTS/DPF 6.4 | Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Organic Waste Processing Facilities | | | |
| PO 7.1 | Organic waste processing facilities are separated from the coast to avoid potential environment harm. | DTS/DPF 7.1 | Organic waste processing facilities are set back 500m or more from the coastal high water mark. |
| PO 7.2 | Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 7.3 | Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone. |
| PO 7.4 | Organic waste processing facilities are located on land that is not subject to land slip. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Organic waste processing facilities separated from areas subject to flooding. | DTS/DPF 7.5 | Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Major Wastewater Treatment Facilities | | | |
| PO 8.1 | Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 8.2 | None are applicable. |

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|-----------------|--|---|
| Desired Outcome | | |
| DO 1 | Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts. | |

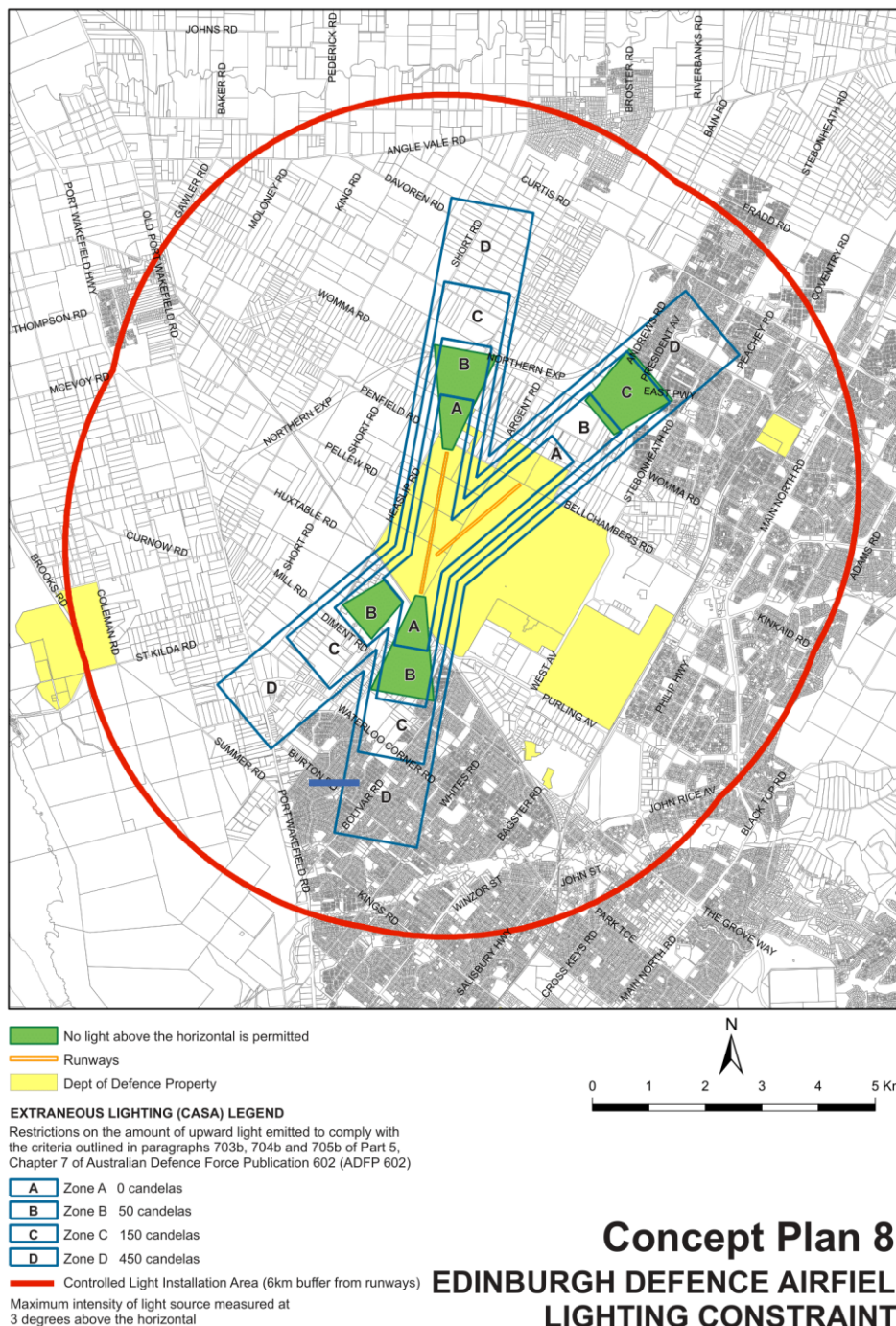
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers. | DTS/DPF 1.4 None are applicable. |

Part 12 - Concept Plans

Playford

Concept Plan 81 Edinburgh Defence Airfield Lighting Constraints



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Admin - No criteria applies to this land use

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

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23 BROWN TCE SALISBURY SA 5108

Address:

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

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



Property Zoning Details

| | |
|-----------------------|---|
| Zone | Urban Activity Centre |
| Overlay | Aircraft Noise Exposure (ANEF 20) Airport Building Heights (Regulated) (All structures over 15 metres) Affordable Housing Building Near Airfields Defence Aviation Area (All structures over 90 metres) Hazards (Flooding - General) Noise and Air Emissions Prescribed Wells Area Regulated and Significant Tree |
| Local Variation (TNV) | Maximum Building Height (Metres) (Maximum building height is 16.5m) Concept Plan (Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints) Maximum Building Height (Levels) (Maximum building height is 4 levels) |

Development Pathways

- Urban Activity Centre

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.

- Building alterations
- Consulting room
- Office
- Partial demolition of a building or structure
- Shade sail
- Shop
- Solar photovoltaic panels (roof mounted)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

- Advertisement
- Consulting room
- Land division
- Office
- Shop
- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

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

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

- Advertisement
- Consulting room
- Demolition
- Dwelling
- Fence
- Land division
- Office
- Retaining wall
- Shop
- Store
- Telecommunications facility
- Tree-damaging activity

4. Impact Assessed - Restricted

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

Part 2 - Zones and Sub Zones

Urban Activity Centre Zone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | A cohesive and legible environment supporting a broad spectrum of regional level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours. |
| DO 2 | Primary business, shopping and entertaining areas are integrated with public transport facilities, pedestrian and cycling networks, and community transport infrastructure, and designed to enhance the quality of the public realm. |

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

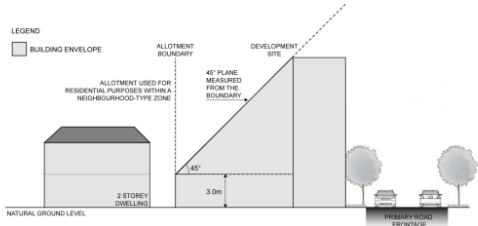
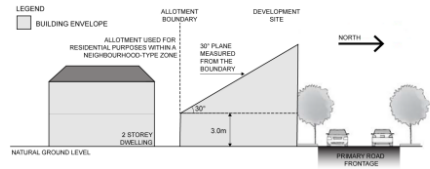
| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Land Use and Intensity | |
| PO 1.1 Shops, offices, entertainment, health, education and recreation related uses and other businesses that provide a comprehensive range of goods and services to the region. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Advertisement (b) Car park facility (c) Child care facility (d) Cinema (e) Consulting room (f) Community transport facilities (g) Community facility (h) Consulting room (i) Dwelling (j) Educational facility (k) Emergency services facility (l) Hospital (m) Hotel (n) Indoor recreation facility (o) Library (p) Licensed Premises (q) Light industry (r) Office (s) Place of worship (t) Public transport facilities (u) Retail fuel outlet (v) Retirement facility (w) Shop (x) Store (y) Student accommodation (z) Supported accommodation (aa) Telecommunications facility (ab) Tourist accommodation (ac) Warehouse |
| PO 1.2 Facilities within the centre sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity. | DTS/DPF 1.2 None are applicable. |
| | |

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|--------------------------|---|---|---|
| PO 1.3 | Residential development does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit. | DTS/DPF 1.3 | None are applicable. |
| PO 1.4 | Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities and contribute to making streets and pedestrian thoroughfares pleasant and lively places. | DTS/DPF 1.4 | Dwellings are located at upper levels of buildings with non-residential uses located at ground level. |
| PO 1.5 | Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves <u>medium-to-high densities</u> . | DTS/DPF 1.5 | None are applicable. |
| PO 1.6 | Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas. | DTS/DPF 1.6 | Any of the following: (a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m ² (b) cinema (c) hotel (d) licensed premises. |
| PO 1.7 | Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. | DTS/DPF 1.7 | A change of use to a shop, office, consulting room or any combination of these uses where all the following are achieved: (a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses (b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from any neighbourhood-type zone, or the site of a dwelling (other than a dwelling directly associated with the proposed shop) (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (d) if the change in use involves a gross leasable floor area greater than 250m ² and has direct frontage to an arterial road, it achieves either (i) or (ii): (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared (e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, whether exclusive to the premises or shared as part of an integrated complex containing two or more tenancies with shared facilities for off-street vehicle parking. |
| Built Form and Character | | | |
| PO 2.1 | Development throughout the zone that integrates with existing development through building scale, connections and complementary land uses. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Development integrated with existing or planned public or community transport interchanges and networks to support pedestrian access to activity centre facilities and services. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Buildings are sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares. | DTS/DPF 2.3 | None are applicable. |

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| | |
|--|---|
| | |
| PO 2.4 | DTS/DPF 2.4 |
| Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces. | None are applicable. |
| PO 2.5 | DTS/DPF 2.5 |
| Development promotes the use of pedestrian and cyclist connections to centre facilities and services. | None are applicable. |
| PO 2.6 | DTS/DPF 2.6 |
| Buildings and facilities are sited and designed to provide an active frontage to the public realm, contributing to streetscapes and spaces that encourage social interaction. | Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed. |
| Building height and setbacks | |
| PO 3.1 | DTS/DPF 3.1 |
| Building height is consistent with the form expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or is generally medium-rise development, with the highest intensity of built form at the centre of the zone, and lower scale at the peripheral zone interface. | <div>Building height is:</div> <div>(a)not greater than:</div> <div><div><div>Maximum Building Height (Metres)</div><div>Maximum building height is 16.5m</div><div>Maximum Building Height (Levels)</div><div>Maximum building height is 4 levels</div></div></div> <div>and</div> <div>(b)not less than:</div> <div>In relation to DTS/DPF 3.1, in instances where:</div> <div>(c)more than one value is returned in the same field then:<div>(i)for the purpose of DTS/DPF 3.1(a), refer to the <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development</div><div>(ii)for the purpose of DTS/DPF 3.1(b) refer to the <i>Minimum Building Height (Levels) Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development</div></div> <div>(d)only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other</div> <div>(e)no value is returned (ie there is a blank field), then:<div>(i)for the purpose of DTS/DPF 3.1(a), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy</div><div>(ii)for the purpose of DTS/DPF 3.1(b), then there is no minimum building height and DTS/DPF 3.1(b) is met.</div></div> |
| PO 3.2 | DTS/DPF 3.2 |
| Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone. | Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary): |

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|--|--|
| |  |
| <p>PO 3.3</p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p> | <p>DTS/DPF 3.3</p> <p>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):</p>  |
| <p>PO 3.4</p> <p>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p> | <p>DTS/DPF 3.4</p> <p>None are applicable.</p> |
| Land Division | |
| <p>PO 4.1</p> <p>Land division that creates allotments that vary in size and are suitable for a variety of business and community facilities.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| Advertisements | |
| <p>PO 5.1</p> <p>Advertisements are sited and designed to achieve an overall consistency and appearance along individual street frontages.</p> | <p>DTS/DPF 5.1</p> <p>None are applicable.</p> |
| <p>PO 5.2</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality. | <p>DTS/DPF 5.2</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) do not exceed 10m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) (b) do not have a sign face that exceeds 8m² per side. |
| Vehicle parking | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | |
|---|--|---|-------------|---|--|
| | | | | | |
| <p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise visual dominance when viewed from the public realm.</p> | | <p>DTS/DPF 6.1</p> <p>Vehicle parking areas are sited above or below street level, in decked or basement parking.</p> | | | |
| Concept Plans | | | | | |
| <p>PO 7.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p> | | <p>DTS/DPF 7.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table><tr><th>Description</th></tr><tr><td>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td></tr></table> <p>In relation to DTS/DPF 7.1, in instances where:</p> <p>(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.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.</p> | Description | Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints | |
| Description | | | | | |
| Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints | | | | | |

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development (Column A) | Exceptions (Column B) |
|--|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following: <ol style="list-style-type: none"> the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following): <ol style="list-style-type: none"> advertisement child care facility consulting room dwelling office residential flat building student accommodation supported accommodation. | Except development that exceeds the maximum building height specified in Urban Activity Centre Zone DTS/DPF 3.1 or does not satisfy any of the following: <ol style="list-style-type: none"> Urban Activity Centre Zone DTS/DPF 3.2 Urban Activity Centre Zone DTS/DPF 3.3. |
| 4. Any development involving any of the following (or of any combination of any of the following): <ol style="list-style-type: none"> hotel licensed premises shop. | Except development that exceeds the maximum building height specified in Urban Activity Centre Zone DTS/DPF 3.1 or does not satisfy any of the following: <ol style="list-style-type: none"> Urban Activity Centre Zone DTS/DPF 1.6 Urban Activity Centre Zone DTS/DPF 3.2 Urban Activity Centre Zone DTS/DPF 3.3. |

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|--|--|---|
| 5. | 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) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank. | None specified. |
| 6. | Demolition. | Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. | Railway line. | Except where located outside of a rail corridor or rail reserve. |
| Placement of Notices - Exemptions for Performance Assessed Development | | |
| None specified. | | |
| Placement of Notices - Exemptions for Restricted Development | | |
| None specified. | | |

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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|---|--|--|--|
| Development comprising 20 or more dwellings / allotments incorporates affordable housing. | | Development results in 0-19 additional allotments / dwellings. | |
| PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes. | | DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: <div><div>(a)</div>it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or <div>(b)</div>it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.</div> | |
| PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration. | | DTS/DPF 1.3 None are applicable. | |
| Built Form and Character | | | |
| PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality. | | DTS/DPF 2.1 None are applicable. | |
| Affordable Housing Incentives | | | |
| PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity. | | DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay. | |
| PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone. | | DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the: <div><div>(a)</div>Business Neighbourhood Zone <div>(b)</div>City Living Zone <div>(c)</div>Established Neighbourhood Zone <div>(d)</div>General Neighbourhood Zone <div>(e)</div>Hills Neighbourhood Zone <div>(f)</div>Housing Diversity Neighbourhood Zone <div>(g)</div>Neighbourhood Zone <div>(h)</div>Master Planned Neighbourhood Zone <div>(i)</div>Master Planned Renewal Zone <div>(j)</div>Master Planned Township Zone <div>(k)</div>Rural Neighbourhood Zone <div>(l)</div>Suburban Business Zone <div>(m)</div>Suburban Neighbourhood Zone <div>(n)</div>Township Neighbourhood Zone <div>(o)</div>Township Zone <div>(p)</div>Urban Renewal Neighbourhood Zone <div>(q)</div>Waterfront Neighbourhood Zone</div> and up to 30% in any other zone, except where: <div><div>(a)</div>the development is located within the Character Area Overlay or Historic Area Overlay or <div>(b)</div>other height incentives already apply to the development.</div> | |
| Movement and Car Parking | | | |
| 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: <div><div>(a)</div>0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either:</div> | |

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|----------|---|
| | <p>(i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾</p> <p>(ii) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(iii) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(iv) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(v) is within 400 metres of a passenger tram station⁽¹⁾</p> <p>(vi) is within 400 metres of the Adelaide Parklands.</p> <p>or</p> <p>(b) 1 carpark per dwelling for any other dwelling.</p> <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p> |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|--|---|
| <p>Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):</p> <p>(a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing</p> <p>or</p> <p>(b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1</p> <p>or</p> <p>(c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments</p> | Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> . | To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing. | Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Aircraft Noise Exposure Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Development sensitive to aircraft noise is designed and located to manage noise intrusion to reduce land use conflict and protect human health. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| <p>PO 1.1</p> <p>Buildings that accommodate activities sensitive to aircraft noise are designed and located to minimise aircraft noise intrusion and provide appropriate interior acoustic</p> | <p>DTS/DPF 1.1</p> <p>Buildings accommodating sensitive receivers are not located within an area having an ANEF value of 30 or more.</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| amenity. | | | |
| Built Form | | | |
| PO 2.1 Additions to buildings involving the addition or extension of habitable rooms are designed and located to minimise aircraft noise intrusion and provide appropriate interior acoustic amenity. | | DTS/DPF 2.1 Dwelling additions involving the addition or extension of habitable rooms: <ul style="list-style-type: none"> (a) do not result in an increase in the total floor area of the existing dwelling by greater than 50 percent (b) do not occur in areas having an ANEF value of 30 or more. | |
| Land Division | | | |
| PO 3.1 Land division does not increase the number of allotments used for sensitive receivers in areas adversely affected by aircraft noise to mitigate community exposure to potential adverse environmental and amenity impacts generated by aircraft movements. | | DTS/DPF 3.1 Land division: <ul style="list-style-type: none"> (a) within an area having an ANEF value of less than 30 or (b) within an area having an ANEF value of 30 or more and: <ul style="list-style-type: none"> (i) does not result in any additional allotments or (ii) none of the allotments will accommodate a sensitive receiver. | |

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 |

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|---|
| Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome. | Development does not include exhaust stacks. |

Procedural Matters (PM) - Referrals

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

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

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1 Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations. | DTS/DPF 1.1 Development: (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting. |
| PO 1.2 Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike. | DTS/DPF 1.2 All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft: (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| PO 1.3 Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement. | | DTS/DPF 1.3 The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height. | |

Procedural Matters (PM) - Referrals

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

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 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)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Built Form | |
| PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> . |
| PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas. | DTS/DPF 1.2 Development does not include exhaust stacks. |

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Noise and Air Emissions Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Community health and amenity is protected from adverse impacts of noise and air emissions. |

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

Procedural Matters (PM) - Referrals

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

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Policy24

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

Procedural Matters (PM) - Referrals

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| Performance Outcome | | Deemed-to-Satisfy Criteria / Designated Performance Feature | |
| Tree Retention and Health | | | |
| <p>PO 1.1</p> <p>Regulated trees are retained where they:</p> <p>(a) make an important visual contribution to local character and amenity</p> <p>(b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or</p> <p>(c) provide an important habitat for native fauna.</p> | | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> | |
| <p>PO 1.2</p> <p>Significant trees are retained where they:</p> <p>(a) make an important contribution to the character or amenity of the local area</p> <p>(b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species</p> <p>(c) represent an important habitat for native fauna</p> <p>(d) are part of a wildlife corridor of a remnant area of native vegetation</p> <p>(e) are important to the maintenance of biodiversity in the local environment and / or</p> <p>(f) form a notable visual element to the landscape of the local area.</p> | | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> | |
| <p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <p>(a) tree damaging activity is only undertaken to:</p> <p>(i) remove a diseased tree where its life expectancy is short</p> <p>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like</p> <p>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:</p> <p>A. a Local Heritage Place</p> <p>B. a State Heritage Place</p> <p>C. a substantial building of value</p> <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <p>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</p> <p>(v) treat disease or otherwise in the general interests of the health of the tree and / or</p> <p>(vi) maintain the aesthetic appearance and structural integrity of the tree</p> <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p> | | <p>DTS/DPF 1.3</p> <p>None are applicable.</p> | |
| <p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <p>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</p> <p>(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.</p> | | <p>DTS/DPF 1.4</p> <p>None are applicable.</p> | |
| Ground work affecting trees | | | |
| <p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p> | | <p>DTS/DPF 2.1</p> <p>None are applicable.</p> | |
| Land Division | | | |
| <p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent</p> | | <p>DTS/DPF 3.1</p> <p>Land division where:</p> | |

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|---|--|
| development and the retention of regulated and significant trees as far as is reasonably practicable. | <p>(a) there are no regulated or significant trees located within or adjacent to the plan of division or</p> <p>(b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.</p> |

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

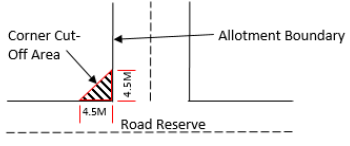
Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Appearance | |
| PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on. | DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: <p>(a) are not located in a Neighbourhood-type zone</p> <p>(b) where they are flush with a wall:</p> <p>(i) if located at canopy level, are in the form of a fascia sign</p> <p>(ii) if located above canopy level:</p> <p>A. do not have any part rising above parapet height</p> <p>B. are not attached to the roof of the building</p> <p>(c) where they are not flush with a wall:</p> <p>(i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</p> <p>(ii) if attached to a two-storey building:</p> <p>A. has no part located above the finished floor level of the second storey of the building</p> <p>B. does not protrude beyond the outer limits of any verandah structure below</p> <p>C. does not have a sign face that exceeds 1m² per side.</p> <p>(d) if located below canopy level, are flush with a wall</p> <p>(e) if located at canopy level, are in the form of a fascia sign</p> <p>(f) if located above a canopy:</p> |

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|---------------------------------|---|--|--|
| | | <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. | |
| | | <ul style="list-style-type: none"> (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached. | |
| PO 1.2 | Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality. | DTS/DPF 1.2 | Where development comprises an advertising hoarding, the supporting structure is: <ul style="list-style-type: none"> (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design. |
| PO 1.3 | Advertising does not encroach on public land or the land of an adjacent allotment. | DTS/DPF 1.3 | Advertisements and/or advertising hoardings are contained within the boundaries of the site. |
| PO 1.4 | Where possible, advertisements on public land are integrated with existing structures and infrastructure. | DTS/DPF 1.4 | Advertisements on public land that meet at least one of the following: <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter. |
| PO 1.5 | Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality. | DTS/DPF 1.5 | None are applicable. |
| Proliferation of Advertisements | | | |
| PO 2.1 | Proliferation of advertisements is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.1 | No more than one freestanding advertisement is displayed per occupancy. |
| PO 2.2 | Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness. | DTS/DPF 2.2 | Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure. |
| PO 2.3 | Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.3 | Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall. |
| Advertising Content | | | |
| PO 3.1 | Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness. | DTS/DPF 3.1 | Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement. |
| Amenity Impacts | | | |
| PO 4.1 | Light spill from advertisement illumination does not unreasonably compromise the | DTS/DPF 4.1 | Advertisements do not incorporate any illumination. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| amenity of sensitive receivers. | | | |
| Safety | | | |
| PO 5.1 | Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access. | DTS/DPF 5.1 | Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign. |
| PO 5.2 | Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination. | DTS/DPF 5.2 | No advertisement illumination is proposed. |
| PO 5.3 | Advertisements and/or advertising hoardings do not create a hazard to drivers by: <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. | DTS/DPF 5.3 | Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram  |
| 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 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. | DTS/DPF 5.5 | Where the advertisement or advertising hoarding is: <ul style="list-style-type: none"> (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: <ul style="list-style-type: none"> (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m. |
| 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. | DTS/DPF 5.6 | Advertising: <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s). |

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting and Design | |
| PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2 None are applicable. |
| Horse Keeping | |
| PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour. | DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment. |
| PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area. |
| PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse. | DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse. |
| PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff. | DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10). |
| Kennels | |
| PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down. |

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|---------------|--|---|--|
| PO 3.2 | Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. | DTS/DPF 3.2 | Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership. |
| PO 3.3 | Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour. | DTS/DPF 3.3 | Kennels are sited in association with a permanent dwelling on the land. |
| Wastes | | | |
| PO 4.1 | Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources. | DTS/DPF 4.2 | Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas. |

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Land-based Aquaculture | |
| PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers. | DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event. | DTS/DPF 1.2 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--------------------------|---|---|--|
| PO 1.3 | Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater. | DTS/DPF 1.3 | The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.4 | Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters. | DTS/DPF 1.4 | The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.5 | Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment. | DTS/DPF 1.5 | None are applicable. |
| PO 1.6 | Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission. | DTS/DPF 1.6 | The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.7 | Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment. | DTS/DPF 1.7 | None are applicable. |
| Marine Based Aquaculture | | | |
| PO 2.1 | Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm. | DTS/DPF 2.2 | The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 2.3 | Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters. | DTS/DPF 2.3 | The development does not include toilet facilities located over water. |
| PO 2.4 | Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark. | DTS/DPF 2.4 | Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 2.5 | Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use | DTS/DPF 2.5 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| <p>(b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports</p> <p>(c) areas of outstanding visual or environmental value</p> <p>(d) areas of high tourism value</p> <p>(e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties</p> <p>(f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.</p> | | | |
| <p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p> | | <p>DTS/DPF 2.6</p> <p>None are applicable.</p> | |
| <p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <p>(a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water</p> <p>(b) positioning structures to protrude the minimum distance practicable above the surface of the water</p> <p>(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</p> <p>(d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.</p> | | <p>DTS/DPF 2.7</p> <p>None are applicable.</p> | |
| <p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.</p> | | <p>DTS/DPF 2.8</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p> | |
| <p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p> | | <p>DTS/DPF 2.9</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p> | |
| <p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p> | | <p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p> | |
| <p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <p>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape</p> <p>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable</p> <p>(c) incorporating appropriate waste treatment and disposal.</p> | | <p>DTS/DPF 2.11</p> <p>The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.</p> | |
| Navigation and Safety | | | |
| <p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p> | | <p>DTS/DPF 3.1</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |
| <p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p> | | <p>DTS/DPF 3.2</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> | |
| Environmental Management | | | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|--|---|---|
| PO 4.1 | Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows. | DTS/DPF 4.2 | None are applicable. |
| PO 4.3 | Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning. | DTS/DPF 4.3 | None are applicable. |
| PO 4.4 | Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline. | DTS/DPF 4.4 | The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Odour and Noise | |
| PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 | DTS/DPF 1.4 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|--|
| Breweries are designed to minimise odours emitted during boiling and fermentation stages of production. | | Brew kettles are fitted with a vapour condenser. | |
| PO 1.5 | | DTS/DPF 1.5 | |
| Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership. | | Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours. | |
| Water Quality | | | |
| PO 2.1 | | DTS/DPF 2.1 | |
| Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources. | | Wastewater management systems are set back 50m or more from the banks of watercourses and bores. | |
| PO 2.2 | | DTS/DPF 2.2 | |
| The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources. | | None are applicable. | |
| PO 2.3 | | DTS/DPF 2.3 | |
| Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts. | | None are applicable. | |
| PO 2.4 | | DTS/DPF 2.4 | |
| Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems. | | None are applicable. | |
| Wastewater Irrigation | | | |
| PO 3.1 | | DTS/DPF 3.1 | |
| Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops. | | None are applicable. | |
| PO 3.2 | | DTS/DPF 3.2 | |
| Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land. | | Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership. | |
| PO 3.3 | | DTS/DPF 3.3 | |
| Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: | | None are applicable. | |
| (a) waterlogged areas | | | |
| (b) land within 50m of a creek, swamp or domestic or stock water bore | | | |
| (c) land subject to flooding | | | |
| (d) steeply sloping land | | | |
| (e) rocky or highly permeable soil overlaying an unconfined aquifer. | | | |

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| Siting and Design | |
| PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers. | DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: <ul style="list-style-type: none"> (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: <ul style="list-style-type: none"> a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more. |
| Buffers and Landscaping | |
| PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration. | DTS/DPF 2.2 None are applicable. |
| Access and Parking | |
| PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site. | DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface. |
| Slipways, Wharves and Pontoons | |
| PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters. | DTS/DPF 4.1 None are applicable. |

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

Design

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 development | |
| External Appearance | |
| PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope). | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public | DTS/DPF 1.2 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|---|---|--|
| realm. | | | |
| PO 1.3 | Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape. | DTS/DPF 1.3 | None are applicable. |
| PO 1.4 | Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. | DTS/DPF 1.4 | Development does not incorporate any structures that protrude beyond the roofline. |
| PO 1.5 | The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone. | DTS/DPF 1.5 | None are applicable. |
| Safety | | | |
| PO 2.1 | Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable. | DTS/DPF 2.1 | None are applicable. |
| PO 2.2 | Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2 | None are applicable. |
| PO 2.3 | Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 | None are applicable. |
| PO 2.4 | Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 | None are applicable. |
| PO 2.5 | Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 | None are applicable. |
| Landscaping | | | |
| PO 3.1 | Soft landscaping and tree planting is incorporated to: <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. | DTS/DPF 3.1 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---|---|--|
| PO 3.2 | Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species. | DTS/DPF 3.2 | None are applicable. |
| Environmental Performance | | | |
| PO 4.1 | Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 | None are applicable. |
| PO 4.2 | Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 | None are applicable. |
| PO 4.3 | Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |
| PO 6.1 | Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1 | Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Carparking Appearance | | | |
| PO 7.1 | Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|-----------------------------|---|---|--|
| PO 7.3 | Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3 | None are applicable. |
| PO 7.4 | Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 | None are applicable. |
| PO 7.6 | Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 | None are applicable. |
| PO 7.7 | Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 | None are applicable. |
| Earthworks and sloping land | | | |
| PO 8.1 | Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 | Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2 | Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). | DTS/DPF 8.2 | Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. |
| PO 8.3 | Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3 | None are applicable. |
| PO 8.4 | Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion. | DTS/DPF 8.4 | None are applicable. |
| PO 8.5 | Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability. | DTS/DPF 8.5 | None are applicable. |
| Fences and Walls | | | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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/DPF 9.1 | None are applicable. |
| PO 9.2 | Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts. | DTS/DPF 9.2 | A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |
| Overlooking / Visual Privacy (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: <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2 | Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 10.2 | One of the following is satisfied: <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases |
| All Residential development | | | |
| Front elevations and passive surveillance | | | |
| PO 11.1 | Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 11.1 | Each dwelling with a frontage to a public street: <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street. |
| PO 11.2 | Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 11.2 | Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| Outlook and amenity | | | |
| PO 12.1 | Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 12.1 | A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas. |
| 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. |
| Ancillary Development | | | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | | | | | | |
|---|--|--|----------------------------|------|-----|---------|-----|---------|-----|------|-----|
| <p>PO 13.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p> | <p>DTS/DPF 13.1</p> <p>Ancillary buildings:</p> <p>(a) are ancillary to a dwelling erected on the same site</p> <p>(b) have a floor area not exceeding 60m²</p> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the dwelling to which it is ancillary or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:</p> <p>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</p> <p>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| 201-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p> | <p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| <div>PO 13.3</div> <div>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.</div> | <div>DTS/DPF 13.3</div> <div>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</div> <div><div>(a)</div><div>enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</div><div>(b)</div><div>located at least 12m from the nearest habitable room located on an adjoining allotment.</div></div> | | | | | | |
| <div>PO 13.4</div> <div>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</div> | <div>DTS/DPF 13.4</div> <div>Non-residential ancillary buildings and structures:</div> <div><div>(a)</div><div>are ancillary and subordinate to an existing non-residential use on the same site</div><div>(b)</div><div>have a floor area not exceeding the following:<table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table></div><div>(c)</div><div>are not constructed, added to or altered so that any part is situated:<div><div>(i)</div><div>in front of any part of the building line of the main building to which it is ancillary or</div><div>(ii)</div><div>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div><div>(d)</div><div>in the case of a garage or carport, the garage or carport:<div><div>(i)</div><div>is set back at least 5.5m from the boundary of the primary street</div></div></div><div>(e)</div><div>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:<div><div>(i)</div><div>a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</div><div>(ii)</div><div>the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</div></div></div><div>(f)</div><div>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</div><div>(g)</div><div>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</div><div>(h)</div><div>have a wall height (or post height) not exceeding 3m (and not including a gable end)</div><div>(i)</div><div>have a roof height where no part of the roof is more than 5m above the natural ground level</div><div>(j)</div><div>if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</div></div> | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² |
| Allotment size | Floor area | | | | | | |
| ≤500m ² | 60m ² | | | | | | |
| >500m ² | 80m ² | | | | | | |
| Garage appearance | | | | | | | |
| <div>PO 14.1</div> <div>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</div> | <div>DTS/DPF 14.1</div> <div>Garages and carports facing a street:</div> <div><div>(a)</div><div>are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling</div><div>(b)</div><div>are set back at least 5.5m from the boundary of the primary street</div><div>(c)</div><div>have a garage door / opening not exceeding 7m in width</div><div>(d)</div><div>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.</div></div> | | | | | | |
| Massing | | | | | | | |
| <div>PO 15.1</div> <div>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</div> | <div>DTS/DPF 15.1</div> <div>None are applicable</div> | | | | | | |
| Dwelling additions | | | | | | | |
| <div>PO 16.1</div> <div>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</div> | <div>DTS / DPF 16.1</div> <div>Dwelling additions:</div> <div><div>(a)</div><div>are not constructed, added to or altered so that any part is situated closer to a public street</div><div>(b)</div><div>do not result in:<div><div>(i)</div><div>excavation exceeding a vertical height of 1m</div><div>(ii)</div><div>filling exceeding a vertical height of 1m</div><div>(iii)</div><div>a total combined excavation and filling vertical height of 2m or more</div><div>(iv)</div><div>less Private Open Space than specified in Design Table 1 - Private Open Space</div><div>(v)</div><div>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</div></div></div></div> | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|---|
| | | Designated Areas | <p>(vi) upper level windows facing side or rear boundaries unless:</p> <p>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</p> <p>B. have sill heights greater than or equal to 1.5m above finished floor level or</p> <p>C. incorporate screening to a height of 1.5m above finished floor level</p> <p>(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:</p> <p>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</p> <p>B. 1.7m above finished floor level in all other cases.</p> |
| Private Open Space | | | |
| PO 17.1 | | DTS/DPF 17.1 | |
| Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | | Private open space is provided in accordance with Design Table 1 - Private Open Space. | |
| Water Sensitive Design | | | |
| PO 18.1 | | DTS/DPF 18.1 | |
| Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | | Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: | <p>(a) 80 per cent reduction in average annual total suspended solids</p> <p>(b) 60 per cent reduction in average annual total phosphorus</p> <p>(c) 45 per cent reduction in average annual total nitrogen.</p> |
| PO 18.2 | | DTS/DPF 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: | <p>(a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and</p> <p>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.</p> |
| Car parking, access and manoeuvrability | | | |
| PO 19.1 | | DTS/DPF 19.1 | |
| Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient. | | Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): | <p>(a) single width car parking spaces:</p> <p>(i) a minimum length of 5.4m per space</p> <p>(ii) a minimum width of 3.0m</p> <p>(iii) a minimum garage door width of 2.4m</p> <p>(b) double width car parking spaces (side by side):</p> <p>(i) a minimum length of 5.4m</p> <p>(ii) a minimum width of 5.4m</p> <p>(iii) minimum garage door width of 2.4m per space.</p> |
| PO 19.2 | | DTS/DPF 19.2 | |
| Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient. | | Uncovered car parking spaces have: | <p>(a) a minimum length of 5.4m</p> <p>(b) a minimum width of 2.4m</p> <p>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------------|--|---|---|
| PO 19.3 | Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages 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. | DTS/DPF 19.4 | <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(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</p> <p>(b) where newly proposed:</p> <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services. |
| PO 19.5 | Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 19.5 | <p>Driveways are designed and sited so that:</p> <p>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</p> <p>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</p> <div style="text-align: center;"> <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p style="text-align: center;">70° 110°</p> <p style="text-align: center;">0°</p> <p style="text-align: center;">STREET BOUNDARY</p> <p style="text-align: center;">ROAD</p> </div> <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site</p> |
| PO 19.6 | Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 19.6 | <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p> |
| Waste storage | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| PO 20.1 | DTS/DPF 20.1 | | | | | | | | | | | |
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| Provision is made for the adequate and convenient storage of waste bins in a location screened from public view. | None are applicable. | | | | | | | | | | | |
| Design of Transportable Dwellings | | | | | | | | | | | | |
| PO 21.1 | DTS/DPF 21.1 | | | | | | | | | | | |
| 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 or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. | | | | | | | | | | | |
| Group dwelling, residential flat buildings and battle-axe development | | | | | | | | | | | | |
| Amenity | | | | | | | | | | | | |
| PO 22.1 | DTS/DPF 22.1 | | | | | | | | | | | |
| Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants. | Dwellings have a minimum internal floor area in accordance with the following table: | | | | | | | | | | | |
| | <table><tr><th>Number of bedrooms</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>65m²</td></tr><tr><td>3+ bedrooms</td><td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td></tr></table> | | Number of bedrooms | Minimum internal floor area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 65m ² | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| Number of bedrooms | Minimum internal floor area | | | | | | | | | | | |
| Studio | 35m ² | | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | | |
| 2 bedroom | 65m ² | | | | | | | | | | | |
| 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom | | | | | | | | | | | |
| PO 22.2 | DTS/DPF 22.2 | | | | | | | | | | | |
| The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | None are applicable. | | | | | | | | | | | |
| PO 22.3 | DTS/DPF 22.3 | | | | | | | | | | | |
| Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties. | None are applicable. | | | | | | | | | | | |
| PO 22.4 | DTS/DPF 22.4 | | | | | | | | | | | |
| Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | Dwelling sites/allotments are not in the form of a battle-axe arrangement. | | | | | | | | | | | |
| Communal Open Space | | | | | | | | | | | | |
| PO 23.1 | DTS/DPF 23.1 | | | | | | | | | | | |
| Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | None are applicable. | | | | | | | | | | | |
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| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|--|
| PO 23.2 | Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 23.2 | Communal open space incorporates a minimum dimension of 5 metres. |
| PO 23.3 | Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 23.3 | None are applicable. |
| PO 23.4 | Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 23.4 | None are applicable. |
| PO 23.5 | Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 23.5 | None are applicable. |
| Carparking, access and manoeuvrability | | | |
| PO 24.1 | Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 24.1 | Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| PO 24.2 | The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | DTS/DPF 24.2 | Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. |
| PO 24.3 | Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | DTS/DPF 24.3 | Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 24.4 | Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement. | DTS/DPF 24.4 | Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m. |
| PO 24.5 | Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 24.5 | Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. |
| PO 24.6 | Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 24.6 | Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|--|
| | | manoeuvring of vehicles. | |
| Soft Landscaping | | | |
| PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. | | |
| PO 25.2 Soft landscaping is provided that improves the appearance of common driveways. | DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). | | |
| Site Facilities / Waste Storage | | | |
| PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 26.1 None are applicable. | | |
| PO 26.2 Provision is made for suitable external clothes drying facilities. | DTS/DPF 26.2 None are applicable. | | |
| PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | DTS/DPF 26.3 None are applicable. | | |
| PO 26.4 Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | | |
| PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | DTS/DPF 26.5 None are applicable. | | |
| PO 26.6 Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 26.6 None are applicable. | | |
| Supported accommodation and retirement facilities | | | |
| Siting and Configuration | | | |
| PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 27.1 None are applicable. | | |
| Movement and Access | | | |
| PO 28.1 | DTS/DPF 28.1 | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| Development is designed to support safe and convenient access and movement for residents by providing: | | None are applicable. | |
| <div><div>(a)</div>ground-level access or lifted access to all units</div> <div><div>(b)</div>level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places</div> <div><div>(c)</div>car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability</div> <div><div>(d)</div>kerb ramps at pedestrian crossing points.</div> | | | |
| Communal Open Space | | | |
| PO 29.1 | | DTS/DPF 29.1 | |
| Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | | None are applicable. | |
| PO 29.2 | | DTS/DPF 29.2 | |
| Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | | None are applicable. | |
| PO 29.3 | | DTS/DPF 29.3 | |
| Communal open space is of sufficient size and dimensions to cater for group recreation. | | Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 29.4 | | DTS/DPF 29.4 | |
| Communal open space is designed and sited to: | | None are applicable. | |
| <div><div>(a)</div>be conveniently accessed by the dwellings which it services</div> <div><div>(b)</div>have regard to acoustic, safety, security and wind effects.</div> | | | |
| PO 29.5 | | DTS/DPF 29.5 | |
| Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | None are applicable. | |
| PO 29.6 | | DTS/DPF 29.6 | |
| Communal open space is designed and sited to: | | None are applicable. | |
| <div><div>(a)</div>in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</div> <div><div>(b)</div>in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</div> | | | |
| Site Facilities / Waste Storage | | | |
| PO 30.1 | | DTS/DPF 30.1 | |
| Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles. | | None are applicable. | |
| PO 30.2 | | DTS/DPF 30.2 | |
| Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | None are applicable. | |
| PO 30.3 | | DTS/DPF 30.3 | |
| Provision is made for suitable external clothes drying facilities. | | None are applicable. | |
| PO 30.4 | | DTS/DPF 30.4 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| 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 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | | DTS/DPF 30.6 None are applicable. | |
| PO 30.7 Services including gas and water meters are conveniently located and screened from public view. | | DTS/DPF 30.7 None are applicable. | |
| All non-residential development | | | |
| Water Sensitive Design | | | |
| PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater. | | DTS/DPF 31.1 None are applicable. | |
| PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state. | | DTS/DPF 31.2 None are applicable. | |
| Wash-down and Waste Loading and Unloading | | | |
| PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (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 designed to drain wastewater to either: (d) <ul style="list-style-type: none">(i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or(ii) a holding tank and its subsequent removal off-site on a regular basis. | | DTS/DPF 32.1 None are applicable. | |
| Decks | | | |
| Design and Siting | | | |
| PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. | | DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none">A. in front of any part of the building line of the dwelling to which it is ancillary orB. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | <div><div>(iv)where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:<div>A.a total area is determined by the following table:</div><table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><div>B.the amount of existing soft landscaping prior to the development occurring.</div></div><div>(b)where in association with a non-residential use:<div>(i)are set back at least 2 metres from the boundary of an allotment used for residential purposes.</div><div>(ii)are set back at least 2 metres from a public road.</div><div>(iii)have a floor area not exceeding 25m²</div></div><div>(c)in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</div></div> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
|---|---|--|----------------------------|------|-----|---------|-----|----------|-----|------|-----|
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <div>PO 33.2</div> <div>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</div> | <div>DTS/DPF 33.2</div> <div>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</div> | | | | | | | | | | |
| <div>PO 33.3</div> <div>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</div> | <div>DTS/DPF 33.3</div> <div>Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land 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.</div> | | | | | | | | | | |

Table 1 - Private Open Space

| Dwelling Type | Minimum Rate |
|----------------------------|---|
| Dwelling (at ground level) | <p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p> |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|--|---|
| Dwelling (above ground level) | <p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p> | |
| Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park | Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation. | |

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | <p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| All Development | |
| External Appearance | |
| PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope). | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: | DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| <div><div>(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces</div><div>(b) screening rooftop plant and equipment from view</div><div>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.</div></div> | | | |
| <div><div>PO 1.5</div><div>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.</div></div> | | <div><div>DTS/DPF 1.5</div><div>None are applicable.</div></div> | |
| Safety | | | |
| <div><div>PO 2.1</div><div>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.</div></div> | | <div><div>DTS/DPF 2.1</div><div>None are applicable.</div></div> | |
| <div><div>PO 2.2</div><div>Development is designed to differentiate public, communal and private areas.</div></div> | | <div><div>DTS/DPF 2.2</div><div>None are applicable.</div></div> | |
| <div><div>PO 2.3</div><div>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</div></div> | | <div><div>DTS/DPF 2.3</div><div>None are applicable.</div></div> | |
| <div><div>PO 2.4</div><div>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</div></div> | | <div><div>DTS/DPF 2.4</div><div>None are applicable.</div></div> | |
| <div><div>PO 2.5</div><div>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.</div></div> | | <div><div>DTS/DPF 2.5</div><div>None are applicable.</div></div> | |
| Landscaping | | | |
| <div><div>PO 3.1</div><div>Soft landscaping and tree planting are incorporated to:</div><div><div>(a) minimise heat absorption and reflection</div><div>(b) maximise shade and shelter</div><div>(c) maximise stormwater infiltration</div><div>(d) enhance the appearance of land and streetscapes.</div></div></div> | | <div><div>DTS/DPF 3.1</div><div>None are applicable.</div></div> | |
| Environmental Performance | | | |
| <div><div>PO 4.1</div><div>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</div></div> | | <div><div>DTS/DPF 4.1</div><div>None are applicable.</div></div> | |
| <div><div>PO 4.2</div><div>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</div></div> | | <div><div>DTS/DPF 4.2</div><div>None are applicable.</div></div> | |
| | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|---|---|---|
| PO 4.3 | Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 | None are applicable. |
| Water Sensitive Design | | | |
| PO 5.1 | Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | DTS/DPF 5.1 | None are applicable. |
| On-site Waste Treatment Systems | | | |
| PO 6.1 | Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1 | Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Car parking appearance | | | |
| PO 7.1 | Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3 | None are applicable. |
| PO 7.4 | Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection. | DTS/DPF 7.4 | Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m. |
| PO 7.5 | Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 | Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces. |
| PO 7.6 | Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| PO 7.7 | | DTS/DPF 7.7 | |
| Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | | None are applicable. | |
| Earthworks and sloping land | | | |
| PO 8.1 | | DTS/DPF 8.1 | |
| Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | | Development does not involve any of the following: | |
| | | (a) excavation exceeding a vertical height of 1m | |
| | | (b) filling exceeding a vertical height of 1m | |
| | | (c) a total combined excavation and filling vertical height of 2m or more. | |
| PO 8.2 | | DTS/DPF 8.2 | |
| Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land. | | 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/DPF 8.3 | |
| Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): | | None are applicable. | |
| (a) do not contribute to the instability of embankments and cuttings | | | |
| (b) provide level transition areas for the safe movement of people and goods to and from the development | | | |
| (c) are designed to integrate with the natural topography of the land. | | | |
| PO 8.4 | | DTS/DPF 8.4 | |
| Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion. | | None are applicable. | |
| PO 8.5 | | 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. | | None are applicable. | |
| PO 9.2 | | DTS/DPF 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 low side of a retaining wall. | |
| Overlooking / Visual Privacy (low rise buildings) | | | |
| 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. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones. | | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | |
| Site Facilities / Waste Storage (excluding low rise residential development) | | | |
| PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | | DTS/DPF 11.1 None are applicable. | |
| PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings. | | DTS/DPF 11.2 None are applicable. | |
| PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | | DTS/DPF 11.3 None are applicable. | |
| PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing. | | DTS/DPF 11.4 None are applicable. | |
| PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate. | | DTS/DPF 11.5 None are applicable. | |
| All Development - Medium and High Rise | | | |
| External Appearance | | | |
| PO 12.1 Buildings positively contribute to the character of the local area by responding to local context. | | DTS/DPF 12.1 None are applicable. | |
| PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale. | | DTS/DPF 12.2 None are applicable. | |
| PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements. | | DTS/DPF 12.3 None are applicable. | |
| PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations. | | DTS/DPF 12.4 None are applicable. | |
| PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements. | | DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|--|---|--|-----------|------------------------|-------------------|------------------------|---------------------|-------------------|------|----------------------------------|-------------------------|--------------|----|-----------------------------------|----------------------|--------------|----|--|-------------------------------------|--|--|--|------------|---|--|--|-------------|--|--|--|
| PO 12.6 | Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages. | DTS/DPF 12.6 | Building street frontages incorporate: <ul style="list-style-type: none"> (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PO 12.7 | Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character. | DTS/DPF 12.7 | Entrances to multi-storey buildings are: <ul style="list-style-type: none"> (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PO 12.8 | Building services, plant and mechanical equipment are screened from the public realm. | DTS/DPF 12.8 | None are applicable. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscaping | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PO 13.1 | Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings. | DTS/DPF 13.1 | Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PO 13.2 | Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings. | DTS/DPF 13.2 | Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired. <table border="1"> <thead> <tr> <th>Site area</th><th>Minimum deep soil area</th><th>Minimum dimension</th><th>Tree / deep soil zones</th></tr> </thead> <tbody> <tr> <td><300 m²</td><td>10 m²</td><td>1.5m</td><td>1 small tree / 10 m²</td></tr> <tr> <td>300-1500 m²</td><td>7% site area</td><td>3m</td><td>1 medium tree / 30 m²</td></tr> <tr> <td>>1500 m²</td><td>7% site area</td><td>6m</td><td>1 large or medium tree / 60 m²</td></tr> <tr> <td colspan="4">Tree size and site area definitions</td></tr> <tr> <td>Small tree</td><td colspan="3">4-6m mature height and 2-4m canopy spread</td></tr> <tr> <td>Medium tree</td><td colspan="3">6-12m mature height and 4-8m canopy spread</td></tr> </tbody> </table> | Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | Tree size and site area definitions | | | | Small tree | 4-6m mature height and 2-4m canopy spread | | | Medium tree | 6-12m mature height and 4-8m canopy spread | | |
| Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree size and site area definitions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Small tree | 4-6m mature height and 2-4m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Medium tree | 6-12m mature height and 4-8m canopy spread | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|---|---|--|
| | | Large tree | 12m mature height and >8m canopy spread |
| | | Site area | The total area for development site, not average area per dwelling |
| PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health. | DTS/DPF 13.3 None are applicable. | | |
| PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height. | DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated. | | |
| Environmental | | | |
| PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings. | DTS/DPF 14.1 None are applicable. | | |
| PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells. | DTS/DPF 14.2 None are applicable. | | |
| PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. | DTS/DPF 14.3 None are applicable. | | |
| Car Parking | | | |
| PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings. | DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings. | | |
| PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale. | DTS/DPF 15.2 None are applicable. | | |
| Overlooking/Visual Privacy | | | |
| PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through | DTS/DPF 16.1 None are applicable. | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| measures such as: | | | |
| <p>(a) appropriate site layout and building orientation</p> <p>(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</p> <p>(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</p> <p>(d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.</p> | | | |
| All residential development | | | |
| Front elevations and passive surveillance | | | |
| <p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p> | | <p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <p>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m² facing the primary street.</p> | |
| <p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p> | | <p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p> | |
| Outlook and Amenity | | | |
| <p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p> | | <p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p> | |
| <p>PO 18.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p> | | <p>DTS/DPF 18.2</p> <p>None are applicable.</p> | |
| Ancillary Development | | | |
| <p>PO 19.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p> | | <p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <p>(a) are ancillary to a dwelling erected on the same site</p> <p>(b) have a floor area not exceeding 60m²</p> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the dwelling to which it is ancillary or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:</p> <p>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</p> <p>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | | | | | | |
|---|--|---|----------------------------|--------------------|------------------|--------------------|------------------|----------|-----|------|-----|
| | <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="916 293 1390 898"> <thead> <tr> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>>200-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p> | <p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |
| <p>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p> | <p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment</p> <p>or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p> | | | | | | | | | | |
| <p>PO 19.4</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p> | <p>DTS/DPF 19.4</p> <p>Non-residential ancillary buildings and structures:</p> <p>(a) are ancillary and subordinate to an existing non-residential use on the same site</p> <p>(b) have a floor area not exceeding the following:</p> <table border="1" data-bbox="866 1541 1099 1615"> <thead> <tr> <th>Allotment size</th><th>Floor area</th></tr> </thead> <tbody> <tr> <td>≤500m²</td><td>60m²</td></tr> <tr> <td>>500m²</td><td>80m²</td></tr> </tbody> </table> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the main building to which it is ancillary or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</p> | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² | | | | |
| Allotment size | Floor area | | | | | | | | | | |
| ≤500m ² | 60m ² | | | | | | | | | | |
| >500m ² | 80m ² | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| | | <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</p> | |
| Residential Development - Low Rise | | | |
| External appearance | | | |
| PO 20.1 | | DTS/DPF 20.1 | |
| Garaging is designed to not detract from the streetscape or appearance of a dwelling. | | Garages and carports facing a street: | |
| | | <p>(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</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening width not exceeding 7m</p> <p>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</p> | |
| PO 20.2 | | 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: | |
| | | <p>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line</p> <p>(b) a porch or portico projects at least 1m from the building wall</p> <p>(c) a balcony projects from the building wall</p> <p>(d) a verandah projects at least 1m from the building wall</p> <p>(e) eaves of a minimum 400mm width extend along the width of the front elevation</p> <p>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</p> <p>(g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.</p> | |
| PO 20.3 | | DTS/DPF 20.3 | |
| The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | | None are applicable | |
| Private Open Space | | | |
| PO 21.1 | | DTS/DPF 21.1 | |
| Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | | Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. | |
| PO 21.2 | | 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. | |
| Landscaping | | | |
| PO 22.1 | | DTS/DPF 22.1 | |
| Soft landscaping is incorporated into development to: | | Residential development incorporates soft landscaping with a minimum dimension of | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

(a)

minimise heat absorption and reflection

(b)

contribute shade and shelter

(c)

provide for stormwater infiltration and biodiversity

(d)

enhance the appearance of land and streetscapes.

700mm provided in accordance with (a) and (b):

(a)

a total area for the entire development site, including any common property, as determined by the following table:

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

(b)

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

Car parking, access and manoeuvrability

PO 23.1

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

DTS/DPF 23.1

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

(a)

single width car parking spaces:

(i)

a minimum length of 5.4m per space

(ii)

a minimum width of 3.0m

(iii)

a minimum garage door width of 2.4m

(b)

double width car parking spaces (side by side):

(i)

a minimum length of 5.4m

(ii)

a minimum width of 5.4m

(iii)

minimum garage door width of 2.4m per space.

PO 23.2

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

DTS/DPF 23.2

Uncovered car parking spaces have:

(a)

a minimum length of 5.4m

(b)

a minimum width of 2.4m

(c)

a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.

PO 23.3

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

DTS/DPF 23.3

Driveways and access points satisfy (a) or (b):

(a)

sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site

(b)

sites with a frontage to a public road greater than 10m:

(i)

have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;

(ii)

have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.

PO 23.4

Vehicle access is safe, convenient, minimises interruption to the operation of public

DTS/DPF 23.4

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

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| roads and does not interfere with street infrastructure or street trees. | <p>(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</p> <p>(b) where newly proposed, is set back:</p> <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| <p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p> | <p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <p>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</p> <p>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</p> <div data-bbox="874 629 1362 1256" data-label="Diagram"> <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p style="text-align: center;">70° 110°</p> <p style="text-align: center;">0°</p> <p style="text-align: center;">STREET BOUNDARY</p> <p style="text-align: center;">ROAD</p> </div> <p>(c) if located to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> |
| <p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p> | <p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| Waste storage | |
| <p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p> | <p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| <p>PO 28.5</p> <p>Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.</p> | <p>DTS/DPF 28.5</p> <p>Light wells:</p> <ul style="list-style-type: none">(a) are not used as the primary source of outlook for living rooms(b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms(c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms. | | | | | | | | | | |
|---|--|--------------------|-----------------------------|--------|------------------|-----------|------------------|-----------|------------------|--|--|
| <p>PO 28.6</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p> | <p>DTS/DPF 28.6</p> <p>None are applicable.</p> | | | | | | | | | | |
| <p>PO 28.7</p> <p>Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p> | <p>DTS/DPF 28.7</p> <p>None are applicable.</p> | | | | | | | | | | |
| <p>Dwelling Configuration</p> | | | | | | | | | | | |
| <p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p> | <p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none">(a) studio (where there is no separate bedroom)(b) 1 bedroom dwelling / apartment with a floor area of at least 50m²(c) 2 bedroom dwelling / apartment with a floor area of at least 65m²(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. | | | | | | | | | | |
| <p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p> | <p>DTS/DPF 29.2</p> <p>None are applicable.</p> | | | | | | | | | | |
| <p>Common Areas</p> | | | | | | | | | | | |
| <p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p> | <p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none">(a) have a minimum ceiling height of 2.7m(b) provide access to no more than 8 dwellings(c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core. | | | | | | | | | | |
| <p>Group Dwellings, Residential Flat Buildings and Battle axe Development</p> | | | | | | | | | | | |
| <p>Amenity</p> | | | | | | | | | | | |
| <p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p> | <p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table><tr><th>Number of bedrooms</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>65m²</td></tr><tr><td></td><td></td></tr></table> | Number of bedrooms | Minimum internal floor area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 65m ² | | |
| Number of bedrooms | Minimum internal floor area | | | | | | | | | | |
| Studio | 35m ² | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | |
| 2 bedroom | 65m ² | | | | | | | | | | |
| | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| | | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | DTS/DPF 31.2 None are applicable. | | |
| PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties. | DTS/DPF 31.3 None are applicable. | | |
| PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement. | | |
| Communal Open Space | | | |
| PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 32.1 None are applicable. | | |
| PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres. | | |
| PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 32.3 None are applicable. | | |
| PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 32.4 None are applicable. | | |
| PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 32.5 None are applicable. | | |
| Car parking, access and manoeuvrability | | | |
| PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. | | |
| PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. | | |
| PO 33.3 Residential driveways that service more than one dwelling are designed to allow | DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------|--|---|---|
| safe and convenient movement. | | <p>(a) have a minimum width of 3m</p> <p>(b) for driveways servicing more than 3 dwellings:</p> <p>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street</p> <p>(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.</p> | |
| PO 33.4 | Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 33.4 | Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. |
| PO 33.5 | Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 33.5 | Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Soft landscaping | | | |
| PO 34.1 | Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | DTS/DPF 34.1 | Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. |
| PO 34.2 | Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 34.2 | <p>Battle-axe or common driveways satisfy (a) and (b):</p> <p>(a) are constructed of a minimum of 50% permeable or porous material</p> <p>(b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).</p> |
| Site Facilities / Waste Storage | | | |
| PO 35.1 | Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 35.1 | None are applicable. |
| PO 35.2 | Provision is made for suitable external clothes drying facilities. | DTS/DPF 35.2 | None are applicable. |
| PO 35.3 | Provision is made for suitable household waste and recyclable material storage facilities which are: | DTS/DPF 35.3 | None are applicable. |
| | <p>(a) located away, or screened, from public view, and</p> <p>(b) conveniently located in proximity to dwellings and the waste collection point.</p> | | |
| PO 35.4 | Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 35.4 | Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 35.5 | Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | DTS/DPF 35.5 | None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|---|---|
| PO 35.6 | Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 35.6 | None are applicable. |
| Water sensitive urban design | | | |
| PO 36.1 | Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 36.1 | None are applicable. |
| PO 36.2 | Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 36.2 | None are applicable. |
| Supported Accommodation and retirement facilities | | | |
| Siting, Configuration and Design | | | |
| PO 37.1 | Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 37.1 | None are applicable. |
| PO 37.2 | Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place. | DTS/DPF 37.2 | None are applicable. |
| Movement and Access | | | |
| PO 38.1 | Development is designed to support safe and convenient access and movement for residents by providing: <ul style="list-style-type: none"> (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | DTS/DPF 38.1 | None are applicable. |
| Communal Open Space | | | |
| PO 39.1 | Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 39.1 | None are applicable. |
| PO 39.2 | Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 39.2 | None are applicable. |
| PO 39.3 | Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 39.3 | Communal open space incorporates a minimum dimension of 5 metres. |
| PO 39.4 | | DTS/DPF 39.4 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Communal open space is designed and sited to: | | None are applicable. | |
| (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | | | |
| PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | | DTS/DPF 39.5 None are applicable. | |
| PO 39.6 Communal open space is designed and sited to: | | DTS/DPF 39.6 None are applicable. | |
| (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | | | |
| Site Facilities / Waste Storage | | | |
| PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles. | | DTS/DPF 40.1 None are applicable. | |
| PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | | DTS/DPF 40.2 None are applicable. | |
| PO 40.3 Provision is made for suitable external clothes drying facilities. | | DTS/DPF 40.3 None are applicable. | |
| PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view. | | DTS/DPF 40.4 None are applicable. | |
| PO 40.5 Waste and recyclable material storage areas are located away from dwellings. | | DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | |
| PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | | DTS/DPF 40.6 None are applicable. | |
| PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view. | | DTS/DPF 40.7 None are applicable. | |
| Student Accommodation | | | |
| PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. | | DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| | | (ii) | internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space |
| | | (iii) | common storage facilities at the rate of 8m ³ for every 2 dwellings or students |
| | | (iv) | common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas |
| | | (v) | bicycle parking at the rate of one space for every 2 students. |
| PO 41.2 | | DTS/DPF 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-residential development | | | |
| Water Sensitive Design | | | |
| PO 42.1 | | DTS/DPF 42.1 | |
| Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater. | | None are applicable. | |
| PO 42.2 | | DTS/DPF 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. | | None are applicable. | |
| PO 42.3 | | DTS/DPF 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. | | None are applicable. | |
| Wash-down and Waste Loading and Unloading | | | |
| PO 43.1 | | DTS/DPF 43.1 | |
| 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, 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) | | 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 Development | | | |
| Infrastructure and Access | | | |
| PO 44.1 | | DTS/DPF 44.1 | |
| Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: | | Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare. | |
| (a) | | existing utility infrastructure and services are capable of accommodating the development | |
| (b) | | the primary street can support access by emergency and regular service vehicles (such as waste collection) | |
| (c) | | it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) | |
| (d) | | safety of pedestrians or vehicle movement is maintained | |
| (e) | | any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| Decks | | | | | | | | | | | |
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| Design and Siting | | | | | | | | | | | |
| <div><div>PO 45.1</div><div>Decks are designed and sited to:</div><div><div>(a)</div><div>complement the associated building form</div></div><div><div>(b)</div><div>minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)</div></div><div><div>(c)</div><div>minimise cut and fill and overall massing when viewed from adjacent land.</div></div></div> | <div><div>DTS/DPF 45.1</div><div>Decks:</div><div><div>(a)</div><div>where ancillary to a dwelling:</div><div><div>(i)</div><div>are not constructed, added to or altered so that any part is situated:</div><div><div>A.</div><div>in front of any part of the building line of the dwelling to which it is ancillary or</div></div><div><div>B.</div><div>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div><div><div>(ii)</div><div>are set back at least 900mm from side or rear allotment boundaries</div></div><div><div>(iii)</div><div>when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling</div></div><div><div>(iv)</div><div>where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:</div><div><div>A.</div><div>a total area is determined by the following table:</div><table><tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table></div><div><div>B.</div><div>the amount of existing soft landscaping prior to the development occurring.</div></div></div><div><div>(b)</div><div>where in association with a non-residential use:</div><div><div>(i)</div><div>are set back at least 2 metres from the boundary of an allotment used for residential purposes.</div></div><div><div>(ii)</div><div>are set back at least 2 metres from a public road.</div></div><div><div>(iii)</div><div>have a floor area not exceeding 25m²</div></div><div><div>(c)</div><div>in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</div></div></div></div></div> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <div><div>PO 45.2</div><div>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</div></div> | <div><div>DTS/DPF 45.2</div><div>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</div></div> | | | | | | | | | | |
| <div><div>PO 45.3</div><div>Decks used for outdoor dining, entertainment or other commercial uses provide</div></div> | <div><div>DTS/DPF 45.3</div><div>Decks used for commercial purposes do not result in less on-site car parking for the</div></div> | | | | | | | | | | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| carparking in accordance with the primary use of the deck. | primary use of the subject land 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. |

Table 1 - Private Open Space

| Dwelling Type | Dwelling / Site Configuration | Minimum Rate |
|--|-------------------------------|--|
| Dwelling (at ground level, other than a residential flat building that includes above ground dwellings) | | Total private open space area: (a) Site area <301m ² : 24m ² located behind the building line. (b) Site area ≥ 301m ² : 60m ² located behind the building line. Minimum directly accessible from a living room: 16m ² / 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 ground level dwellings | Dwellings at ground level: | 15m ² / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m ² / minimum dimension 1.8m |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting | |
| PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape. | DTS/DPF 1.1 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | | | | | | | | | | |
|---|---------------|--|--|------------------------------|---------------|--|--------|-------|-----|--------|-------|-----|--|--|--|
| PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion. | | DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5). | | | | | | | | | | | | | |
| PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance. | | DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver. | | | | | | | | | | | | | |
| Water Protection | | | | | | | | | | | | | | | |
| PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas. | | DTS/DPF 2.1 None are applicable. | | | | | | | | | | | | | |
| PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources. | | DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). | | | | | | | | | | | | | |
| Fire Management | | | | | | | | | | | | | | | |
| PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements. | | DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code. | | | | | | | | | | | | | |
| PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks. | | DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. | | | | | | | | | | | | | |
| Power-line Clearances | | | | | | | | | | | | | | | |
| PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines. | | DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table: | | | | | | | | | | | | | |
| | | <table><tr><td>Voltage of transmission line</td><td>Tower or Pole</td><td>Minimum horizontal clearance distance between plantings and transmission lines</td></tr><tr><td>500 kV</td><td>Tower</td><td>38m</td></tr><tr><td>275 kV</td><td>Tower</td><td>25m</td></tr><tr><td></td><td></td><td></td></tr></table> | | Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | 500 kV | Tower | 38m | 275 kV | Tower | 25m | | | |
| Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | | | | | | | | | | | | | |
| 500 kV | Tower | 38m | | | | | | | | | | | | | |
| 275 kV | Tower | 25m | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | |
|----------|---|-------|-----|
| | 132 kV | Tower | 30m |
| | 132 kV | Pole | 20m |
| | 66 kV | Pole | 20m |
| | Less than 66 kV | Pole | 20m |

Housing Renewal

Assessment Provisions (AP)

The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

- (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
- (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

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 Intensity | |
| PO 1.1 Residential development provides a range of housing choices. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings. |
| PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres. | DTS/DPF 1.2 None are applicable. |
| Building Height | |
| PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space. | DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end). |
| PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary. | DTS/DPF 2.2 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------------------------|---|---|---|
| Primary Street Setback | | | |
| PO 3.1 | Buildings are set back from the primary street boundary to contribute to an attractive streetscape character. | DTS/DPF 3.1 | Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m. |
| Secondary Street Setback | | | |
| PO 4.1 | Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character. | DTS/DPF 4.1 | Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage. |
| Boundary Walls | | | |
| PO 5.1 | Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation. | DTS/DPF 5.1 | Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): <ul style="list-style-type: none"> (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: <ul style="list-style-type: none"> (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| PO 5.2 | Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | DTS/DPF 5.2 | Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage. |
| Side Boundary Setback | | | |
| PO 6.1 | Buildings are set back from side boundaries to provide: <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. | DTS/DPF 6.1 | Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: <ul style="list-style-type: none"> (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear Boundary Setback | | | |
| PO 7.1 | Buildings are set back from rear boundaries to provide: <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. | DTS/DPF 7.1 | Dwellings are set back from the rear boundary: <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level. |
| Buildings elevation design | | | |
| PO 8.1 | Dwelling elevations facing public streets and common driveways make a positive | DTS/DPF 8.1 | Each dwelling includes at least 3 of the following design features within the building |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| contribution to the streetscape and common driveway areas. | <div>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:</div> <div><div>(a)</div><div>a minimum of 30% of the building elevation is set back an additional 300mm from the building line</div><div>(b)</div><div>a porch or portico projects at least 1m from the building elevation</div><div>(c)</div><div>a balcony projects from the building elevation</div><div>(d)</div><div>a verandah projects at least 1m from the building elevation</div><div>(e)</div><div>eaves of a minimum 400mm width extend along the width of the front elevation</div><div>(f)</div><div>a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.</div><div>(g)</div><div>a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.</div></div> | | | | | | |
|--|--|--|-------------------------------|--------------|----------------------------|--|--|
| <div>PO 8.2</div> <div>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</div> | <div>DTS/DPF 8.2</div> <div>Each dwelling with a frontage to a public street:</div> <div><div>(a)</div><div>includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</div><div>(b)</div><div>has an aggregate window area of at least 2m² facing the primary street</div></div> | | | | | | |
| <div>PO 8.3</div> <div>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</div> | <div>DTS/DPF 8.3</div> <div>None are applicable.</div> | | | | | | |
| <div>PO 8.4</div> <div>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</div> | <div>DTS/DPF 8.4</div> <div>None are applicable.</div> | | | | | | |
| <div>PO 8.5</div> <div>Entrances to multi-storey buildings are:</div> <div><div>(a)</div><div>oriented towards the street</div><div>(b)</div><div>visible and easily identifiable from the street</div><div>(c)</div><div>designed to include a common mail box structure.</div></div> | <div>DTS/DPF 8.5</div> <div>None are applicable.</div> | | | | | | |
| Outlook and amenity | | | | | | | |
| <div>PO 9.1</div> <div>Living rooms have an external outlook to provide a high standard of amenity for occupants.</div> | <div>DTS/DPF 9.1</div> <div>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</div> | | | | | | |
| <div>PO 9.2</div> <div>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.</div> | <div>DTS/DPF 9.2</div> <div>None are applicable.</div> | | | | | | |
| Private Open Space | | | | | | | |
| <div>PO 10.1</div> <div>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</div> | <div>DTS/DPF 10.1</div> <div>Private open space is provided in accordance with the following table:</div> <table><tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr><tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m</td></tr></table> | Dwelling Type | Dwelling / Site Configuration | Minimum Rate | Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m |
| Dwelling Type | Dwelling / Site Configuration | Minimum Rate | | | | | |
| Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | | | | | |

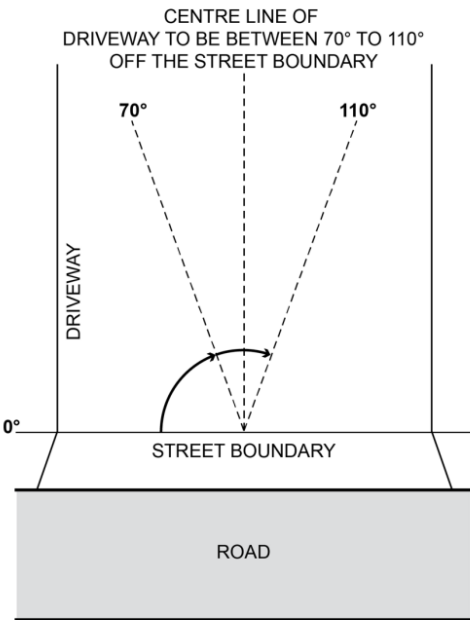
Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| | | | | | | | | | | | | | |
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| | <table><tr><td>Dwelling (above ground level)</td><td>Studio</td><td>4m² / minimum dimension 1.8m</td></tr><tr><td></td><td>One bedroom dwelling</td><td>8m² / minimum dimension 2.1m</td></tr><tr><td></td><td>Two bedroom dwelling</td><td>11m² / minimum dimension 2.4m</td></tr><tr><td></td><td>Three + bedroom dwelling</td><td>15 m² / minimum dimension 2.6m</td></tr></table> | Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | | One bedroom dwelling | 8m ² / minimum dimension 2.1m | | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |
| Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | | | | | | | | | | | |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m | | | | | | | | | | | |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | | | | | | | | | | | |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m | | | | | | | | | | | |
| <p>PO 10.2</p> <p>Private open space positioned to provide convenient access from internal living areas.</p> | <p>DTS/DPF 10.2</p> <p>At least 50% of the required area of private open space is accessible from a habitable room.</p> | | | | | | | | | | | | |
| <p>PO 10.3</p> <p>Private open space is positioned and designed to:</p> <p>(a) provide useable outdoor space that suits the needs of occupants;</p> <p>(b) take advantage of desirable orientation and vistas; and</p> <p>(c) adequately define public and private space.</p> | <p>DTS/DPF 10.3</p> <p>None are applicable.</p> | | | | | | | | | | | | |
| Visual privacy | | | | | | | | | | | | | |
| <p>PO 11.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p> | <p>DTS/DPF 11.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:</p> <p>(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</p> <p>(b) have sill heights greater than or equal to 1.5m above finished floor level</p> <p>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.</p> | | | | | | | | | | | | |
| <p>PO 11.2</p> <p>Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</p> | <p>DTS/DPF 11.2</p> <p>One of the following is satisfied:</p> <p>(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</p> <p>or</p> <p>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:</p> <p>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p> | | | | | | | | | | | | |
| Landscaping | | | | | | | | | | | | | |
| <p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <p>(a) minimise heat absorption and reflection</p> <p>(b) maximise shade and shelter</p> <p>(c) maximise stormwater infiltration and biodiversity</p> <p>(d) enhance the appearance of land and streetscapes.</p> | <p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <p>(a) a total area as determined by the following table:</p> <table><tr><td>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</td><td>Minimum percentage of site</td></tr><tr><td><150</td><td>10%</td></tr><tr><td><200</td><td>15%</td></tr><tr><td>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> <p>(b) at least 30% of land between the road boundary and the building line.</p> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | <200 | 15% | 200-450 | 20% | >450 | 25% | | |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | | | |
| <200 | 15% | | | | | | | | | | | | |
| 200-450 | 20% | | | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| Water Sensitive Design | | | |
| PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions. | | DTS/DPF 13.1 None are applicable. | |
| Car Parking | | | |
| PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport. | | DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. | |
| PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | | DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space. | |
| PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient. | | DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. | |
| PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand. | | DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling. | |
| PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking. | | DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling. | |
| Overshadowing | | | |
| PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. | | DTS/DPF 15.1 None are applicable. | |
| Waste | | | |
| PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view. | | DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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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 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: | | DTS/DPF 16.2 | None are applicable. |
| (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. | | | |
| Vehicle Access | | | |
| PO 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. | | DTS/DPF 17.1 | None are applicable. |
| PO 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. | | DTS/DPF 17.2 | Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | | DTS/DPF 17.3 | Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| |  <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</p> |
| <p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p> | <p>DTS/DPF 17.4</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| <p>PO 17.5</p> <p>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.</p> | <p>DTS/DPF 17.5</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| <p>PO 17.6</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p> | <p>DTS/DPF 17.6</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre</p> |
| <p>PO 17.7</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p> | <p>DTS/DPF 17.7</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p> |
| Storage | |
| <p>PO 18.1</p> <p>Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.</p> | <p>DTS/DPF 18.1</p> <p>Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|---|
| | | (b) | 1 bedroom dwelling / apartment: not less than 8m ³ |
| | | (c) | 2 bedroom dwelling / apartment: not less than 10m ³ |
| | | (d) | 3+ bedroom dwelling / apartment: not less than 12m ³ . |
| Earthworks | | | |
| PO 19.1 | | DTS/DPF 19.1 | |
| Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | | The development does not involve: | |
| | | (a) | excavation exceeding a vertical height of 1m or |
| | | (b) | filling exceeding a vertical height of 1m or |
| | | (c) | a total combined excavation and filling vertical height exceeding 2m. |
| Service connections and infrastructure | | | |
| PO 20.1 | | DTS/DPF 20.1 | |
| Dwellings are provided with appropriate service connections and infrastructure. | | The site and building: | |
| | | (a) | have the ability to be connected to a permanent potable water supply |
| | | (b) | have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> |
| | | (c) | have the ability to be connected to electricity supply |
| | | (d) | have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes |
| | | (e) | would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i> . |
| Site contamination | | | |
| PO 21.1 | | 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 <u>more sensitive use</u> |
| | | (c) | involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) |
| | | (d) | involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a <u>site contamination declaration form</u>), and satisfies both of the following: |
| | | (i) | a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that |
| | | A. | <u>site contamination</u> does not exist (or no longer exists) at the land or |
| | | B. | the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or |
| | | C. | where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) |
| | | and | |
| | | (ii) | no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the <u>site contamination audit report</u> (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 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses. | DTS/DPF 1.1 None are applicable. |
| Visual Amenity | |
| PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: <ul style="list-style-type: none"> (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land. | DTS/DPF 2.3 None are applicable. |
| Rehabilitation | |
| PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors. | DTS/DPF 3.1 None are applicable. |
| Hazard Management | |
| PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips. | DTS/DPF 4.1 None are applicable. |
| PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction. | DTS/DPF 4.2 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|----------------------|
| PO 4.3 | Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds. | DTS/DPF 4.3 | None are applicable. |
| Electricity Infrastructure and Battery Storage Facilities | | | |
| PO 5.1 | Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. | DTS/DPF 5.1 | None are applicable. |
| PO 5.2 | Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV. | DTS/DPF 5.2 | None are applicable. |
| PO 5.3 | Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts. | DTS/DPF 5.3 | None are applicable. |
| Telecommunication Facilities | | | |
| PO 6.1 | The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity. | DTS/DPF 6.1 | None are applicable. |
| PO 6.2 | Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity. | DTS/DPF 6.2 | None are applicable. |
| PO 6.3 | Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. | DTS/DPF 6.3 | None are applicable. |
| Renewable Energy Facilities | | | |
| PO 7.1 | Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure. | DTS/DPF 7.1 | None are applicable. |
| Renewable Energy Facilities (Wind Farm) | | | |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

| PO 8.1 | DTS/DPF 8.1 | | | | | | | | | | | | | | | |
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| 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) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation | | | | | | | | | | | | | | | |
| PO 8.2 | DTS/DPF 8.2 | | | | | | | | | | | | | | | |
| The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. | None are applicable. | | | | | | | | | | | | | | | |
| PO 8.3 | DTS/DPF 8.3 | | | | | | | | | | | | | | | |
| Wind turbine generators and ancillary development minimise potential for bird and bat strike. | None are applicable. | | | | | | | | | | | | | | | |
| PO 8.4 | DTS/DPF 8.4 | | | | | | | | | | | | | | | |
| Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations. | No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable. | | | | | | | | | | | | | | | |
| PO 8.5 | DTS/DPF 8.5 | | | | | | | | | | | | | | | |
| Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes. | None are applicable. | | | | | | | | | | | | | | | |
| Renewable Energy Facilities (Solar Power) | | | | | | | | | | | | | | | | |
| PO 9.1 | DTS/DPF 9.1 | | | | | | | | | | | | | | | |
| Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value. | None are applicable. | | | | | | | | | | | | | | | |
| PO 9.2 | DTS/DPF 9.2 | | | | | | | | | | | | | | | |
| Ground mounted solar power facilities allow for movement of wildlife by: (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. | None are applicable. | | | | | | | | | | | | | | | |
| 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 mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria: <table><tr><th>Generation Capacity</th><th>Approximate size of array</th><th>Setback from adjoining land boundary</th><th>Setback from conservation areas</th><th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th></tr><tr><td>50MW></td><td>80ha+</td><td>30m</td><td>500m</td><td>2km</td></tr><tr><td>10MW<50MW</td><td>16ha-<80ha</td><td>25m</td><td>500m</td><td>1.5km</td></tr></table> | Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | 50MW> | 80ha+ | 30m | 500m | 2km | 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km |
| 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 | | | | | | | | | | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | | | | |
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| | | 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km |
| | | 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m |
| | | 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m |
| | | <100kW | <0.5ha | 5m | 500m | 25m |
| | | Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones. | | | | |
| PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations. | | DTS/DPF 9.4 None are applicable. | | | | |
| Hydropower / Pumped Hydropower Facilities | | | | | | |
| PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure. | | DTS/DPF 10.1 None are applicable. | | | | |
| PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems. | | DTS/DPF 10.2 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. | | | | |
| Water 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. | | | | |
| Wastewater Services | | | | | | |
| PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not | | DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the | | | | |

| Policy 24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: | | development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: | |
| <p>(a) it is wholly located and contained within the allotment of the development it will service</p> <p>(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</p> <p>(c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.</p> | | <p>(a) the system is wholly located and contained within the allotment of development it will service; and</p> <p>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</p> | |
| PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | | DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. | |
| Temporary Facilities | | | |
| PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter. | | DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated. | |
| PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact. | | DTS/DPF 13.2 None are applicable. | |

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting and Design | |
| <p>PO 1.1</p> <p>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.</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |
| <p>PO 1.2</p> <p>Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other</p> | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> |

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| operations where animals are kept. | | | |
| PO 1.3 | Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.3 | None are applicable. |
| PO 1.4 | Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.4 | Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership. |
| PO 1.5 | Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public. | DTS/DPF 1.5 | Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads. |
| Waste | | | |
| PO 2.1 | Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. | DTS/DPF 2.1 | None are applicable. |
| Soil and Water Protection | | | |
| PO 3.1 | To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies. | DTS/DPF 3.1 | Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies. |
| PO 3.2 | Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. | DTS/DPF 3.2 | None are applicable. |

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | | |
|--|--|----------------------|--------------------|-----------------|--|--------|--|--|---|
| General Land Use Compatibility | | | | | | | | | |
| PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone. | DTS/DPF 1.1 None are applicable. | | | | | | | | |
| 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. | DTS/DPF 1.2 None are applicable. | | | | | | | | |
| 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: <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. | DTS/DPF 2.1 Development operating within the following hours: <table border="1"> <thead> <tr> <th>Class of Development</th><th>Hours of operation</th></tr> </thead> <tbody> <tr> <td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>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</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td></tr> </tbody> </table> | Class of Development | Hours of operation | Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday |
| Class of Development | Hours of operation | | | | | | | | |
| Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | |
| Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | |
| Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday | | | | | | | | |
| Overshadowing | | | | | | | | | |
| PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: <ul style="list-style-type: none"> a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. | | | | | | | | |
| PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: <ul style="list-style-type: none"> a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: <ul style="list-style-type: none"> a. for ground level private open space, the smaller of the following: <ul style="list-style-type: none"> 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. | | | | | | | | |

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| | | | | | | | |
| PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed. | | DTS/DPF 3.3 None are applicable. | | | | | |
| PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker. | | DTS/DPF 3.4 None are applicable. | | | | | |
| Activities Generating Noise or Vibration | | | | | | | |
| PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). | | DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria. | | | | | |
| PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the 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 (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. | | DTS/DPF 4.2 None are applicable. | | | | | |
| PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers). | | DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. | | | | | |
| PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment. | | DTS/DPF 4.4 Adjacent land is used for residential purposes. | | | | | |
| PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers). | | DTS/DPF 4.5 None are applicable. | | | | | |
| PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers. | | DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: | | | | | |
| | | <table><tr><th>Assessment location</th><th>Music noise level</th></tr><tr><td></td><td></td></tr></table> | | Assessment location | Music noise level | | |
| Assessment location | Music noise level | | | | | | |
| | | | | | | | |

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| | | Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT _{10,15} < LOCT _{90,15} + 8dB) |
| Air Quality | | | |
| PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers. | | DTS/DPF 5.1 None are applicable. | |
| PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. | | DTS/DPF 5.2 None are applicable. | |
| Light Spill | | | |
| PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers). | | DTS/DPF 6.1 None are applicable. | |
| PO 6.2 External lighting is not hazardous to motorists and cyclists. | | DTS/DPF 6.2 None are applicable. | |
| Solar Reflectivity / Glare | | | |
| PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare. | | DTS/DPF 7.1 None are applicable. | |
| Electrical Interference | | | |
| PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference. | | DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable. | |
| Interface with Rural Activities | | | |
| PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities. | | DTS/DPF 9.1 None are applicable. | |
| PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from | | DTS/DPF 9.2 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities. | | | |
| PO 9.3 | | DTS/DPF 9.3 | |
| Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities. | | Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership. | |
| PO 9.4 | | DTS/DPF 9.4 | |
| Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities. | | Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership. | |
| PO 9.5 | | DTS/DPF 9.5 | |
| Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do 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. | |
| PO 9.6 | | DTS/DPF 9.6 | |
| Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities. | | None are applicable. | |
| PO 9.7 | | DTS/DPF 9.7 | |
| Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques. | | None are applicable. | |
| Interface with Mines and 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 <i>Mining Act 1971</i> . | |

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|----------------|
| DO 1 | Land division: |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| | <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. | |

Performance 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 configuration | |
| PO 1.1 Land division creates allotments suitable for their intended use. | DTS/DPF 1.1 Division of land satisfies (a) or (b): <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. |
| PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality. | DTS/DPF 1.2 None are applicable. |
| Design and Layout | |
| PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Land division maximises the number of allotments that face public open space and public streets. | DTS/DPF 2.3 None are applicable. |
| PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure. | DTS/DPF 2.4 None are applicable. |
| PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services. | DTS/DPF 2.5 None are applicable. |
| PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding. | DTS/DPF 2.6 None are applicable. |
| PO 2.7 Land division results in legible street patterns connected to the surrounding street | DTS/DPF 2.7 None are applicable. |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| network. | | | |
| PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees. | | DTS/DPF 2.8 None are applicable. | |
| Roads and Access | | | |
| PO 3.1 Land division provides allotments with access to an all-weather public road. | | DTS/DPF 3.1 None are applicable. | |
| PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | | DTS/DPF 3.2 None are applicable. | |
| PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities. | | DTS/DPF 3.3 None are applicable. | |
| PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles. | | DTS/DPF 3.4 None are applicable. | |
| PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. | | DTS/DPF 3.5 None are applicable. | |
| PO 3.6 Road reserves accommodate stormwater drainage and public utilities. | | DTS/DPF 3.6 None are applicable. | |
| PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites. | | DTS/DPF 3.7 None are applicable. | |
| PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network. | | DTS/DPF 3.8 None are applicable. | |
| PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes. | | DTS/DPF 3.9 None are applicable. | |
| PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. | | DTS/DPF 3.10 None are applicable. | |
| Infrastructure | | | |
| PO 4.1 Land division incorporates public utility services within road reserves or dedicated | | DTS/DPF 4.1 None are applicable. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| easements. | | | |
| PO 4.2 | Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment. | DTS/DPF 4.2 | Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards. |
| PO 4.3 | Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | DTS/DPF 4.3 | Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system. |
| PO 4.4 | Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 4.4 | None are applicable. |
| PO 4.5 | Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment. | DTS/DPF 4.5 | None are applicable. |
| PO 4.6 | Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature. | DTS/DPF 4.6 | None are applicable. |
| Minor Land Division (Under 20 Allotments) | | | |
| Open Space | | | |
| PO 5.1 | Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space. | DTS/DPF 5.1 | None are applicable. |
| Solar Orientation | | | |
| PO 6.1 | Land division for residential purposes facilitates solar access through allotment orientation. | DTS/DPF 6.1 | None are applicable. |
| Water Sensitive Design | | | |
| PO 7.1 | Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 7.2 | None are applicable. |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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| Battle-Axe Development | |
| PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context. | DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement. |
| PO 8.2 Battle-axe development designed to allow safe and convenient movement. | DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m. |
| PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre. |
| PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Major Land Division (20+ Allotments) | |
| Open Space | |
| PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration. | DTS/DPF 9.1 None are applicable. |
| PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation. | DTS/DPF 9.2 None are applicable. |
| PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities. | DTS/DPF 9.3 None are applicable. |
| Water Sensitive Design | |
| PO 10.1 Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 10.1 None are applicable. |
| PO 10.2 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 10.2 None are applicable. |
| Solar Orientation | |
| PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions. | DTS/DPF 11.1 None are applicable. |

Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

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

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
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| Safety and Security | | | |
| PO 5.1 | Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible. | DTS/DPF 5.1 | None are applicable. |
| PO 5.2 | Play equipment is located to maximise opportunities for passive surveillance. | DTS/DPF 5.2 | None are applicable. |
| PO 5.3 | Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park. | DTS/DPF 5.3 | None are applicable. |
| PO 5.4 | Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment. | DTS/DPF 5.4 | None are applicable. |
| PO 5.5 | Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities. | DTS/DPF 5.5 | None are applicable. |
| PO 5.6 | Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits. | DTS/DPF 5.6 | None are applicable. |
| Signage | | | |
| PO 6.1 | Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like. | DTS/DPF 6.1 | None are applicable. |
| Buildings and Structures | | | |
| PO 7.1 | Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive. | DTS/DPF 7.1 | None are applicable. |
| PO 7.2 | Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open. | DTS/DPF 7.2 | None are applicable. |
| PO 7.3 | Development in open space is constructed to minimise the extent of impervious surfaces. | DTS/DPF 7.3 | None are applicable. |
| PO 7.4 | Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve. | DTS/DPF 7.4 | None are applicable. |
| Landscaping | | | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------|--|---|----------------------|
| PO 8.1 | Open space and recreation facilities provide for the planting and retention of large trees and vegetation. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas. | DTS/DPF 8.2 | None are applicable. |
| PO 8.3 | Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity. | DTS/DPF 8.3 | None are applicable. |
| PO 8.4 | Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable. | DTS/DPF 8.4 | None are applicable. |

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Site Contamination

Assessment Provisions (AP)

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 |
|---------------------|---|
|---------------------|---|

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
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| | Performance Feature |
| PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer 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)

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

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

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|---|--|
| Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures. | | None are applicable. | |
| PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing. | | DTS/DPF 2.2 None are applicable. | |
| PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors. | | DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation. | |
| PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality. | | DTS/DPF 2.4 None are applicable. | |
| PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development. | | DTS/DPF 2.5 None are applicable. | |
| PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations. | | DTS/DPF 2.6 None are applicable. | |
| Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972 | | | |
| PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire). | | DTS/DPF 3.1 None are applicable. | |
| PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided. | | DTS/DPF 3.2 None are applicable. | |
| PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved. | | DTS/DPF 3.3 None are applicable. | |
| PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. | | DTS/DPF 3.4 None are applicable. | |

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

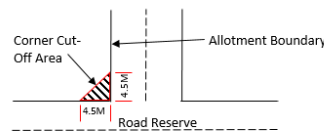
| Desired Outcome | |
|-----------------|--|
| DO 1 | A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Movement Systems | |
| PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. | DTS/DPF 1.4 All vehicle manoeuvring occurs onsite. |
| Sightlines | |
| PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | DTS/DPF 2.2 None are applicable. |
| Vehicle Access | |
| 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 authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. |
| PO 3.2 | DTS/DPF 3.2 |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | | None are applicable. | |
| PO 3.3 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 amenity and minimise disruption to utility infrastructure assets. | | DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. | |
| 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). | | DTS/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 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation. | | DTS/DPF 3.7 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 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. | | DTS/DPF 3.8 None are applicable. | |
| PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads. | | DTS/DPF 3.9 None are applicable. | |
| 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. | | DTS/DPF 4.1 None are applicable. | |
| Vehicle Parking Rates | | | |
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| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|---|--|
| PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. | | DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. | |
| Vehicle Parking Areas | | | |
| PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another. | | DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road. | |
| PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like. | | DTS/DPF 6.2 None are applicable. | |
| PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points. | | DTS/DPF 6.3 None are applicable. | |
| PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient. | | DTS/DPF 6.4 None are applicable. | |
| PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users. | | DTS/DPF 6.5 None are applicable. | |
| PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site. | | DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site. | |
| PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times. | | DTS/DPF 6.7 None are applicable. | |
| Undercroft and Below Ground Garaging and Parking of Vehicles | | | |
| PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles. | | DTS/DPF 7.1 None are applicable. | |
| Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks | | | |
| PO 8.1 | | DTS/DPF 8.1 | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|--|--|--|
| Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants. | | None are applicable. | |
| PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement. | | DTS/DPF 8.2 None are applicable. | |
| Bicycle Parking in Designated Areas | | | |
| PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode. | | DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements. | |
| PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft. | | DTS/DPF 9.2 None are applicable. | |
| PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport. | | DTS/DPF 9.3 None are applicable. | |
| Corner Cut-Offs | | | |
| PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | | DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:  | |
| Heavy Vehicle Parking | | | |
| PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads. | | DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property. | |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|----------------|--|---|--|
| PO 11.2 | Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | DTS/DPF 11.2 | Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator). |
| PO 11.3 | Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads. | DTS/DPF 11.3 | None are applicable. |

Table 1 - General Off-Street Car Parking Requirements

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

| Class of Development | Car Parking Rate (unless varied by Table 2 onwards) |
|--|---|
| Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type. | |
| Residential Development | |
| Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Group Dwelling | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. |
| Residential Flat Building | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. |
| Row Dwelling where vehicle access is from the primary street | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded) | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Semi-Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Aged / Supported Accommodation | |
| Retirement facility | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. |
| Supported accommodation | 0.3 spaces per bed. |
| Residential Development (Other) | |
| Ancillary accommodation | No additional requirements beyond those associated with the main dwelling. |
| Residential park | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. |
| Student accommodation | 0.3 spaces per bed. |
| Workers' accommodation | 0.5 spaces per bed plus 0.2 spaces per bed for visitor parking. |
| Tourist | |
| Caravan and tourist park | Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--|--|
| | A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin. |
| Tourist accommodation other than a caravan and tourist park | 1 car parking space per accommodation unit / guest room. |
| Commercial Uses | |
| Auction room/ depot | 1 space per 100m2 of building floor area plus an additional 2 spaces. |
| Automotive collision repair | 3 spaces per service bay. |
| Motor repair station | 3 spaces per service bay. |
| Office | For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area. |
| Retail fuel outlet | 3 spaces per 100m2 gross leasable floor area. |
| Service trade premises | 2.5 spaces per 100m2 of gross leasable floor area |
| | 1 space per 100m2 of outdoor area used for display purposes. |
| Shop (no commercial kitchen) | 5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Shop (in the form of a bulky goods outlet) | 2.5 spaces per 100m2 of gross leasable floor area. |
| Shop (in the form of a restaurant or involving a commercial kitchen) | Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 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 | |
| Community facility | For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area. |
| Educational facility | 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. |
| Place of worship | 1 space for every 3 visitor seats. |
| Child care facility | For a child care centre, 0.25 spaces per child In all other cases, 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. |
| Hospital | 4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital. |
| Recreational and Entertainment Uses | |
| Cinema complex | 0.2 spaces per seat. |
| Concert hall / theatre | 0.2 spaces per seat. |
| Hotel | 1 space for every 2m2 of total floor area in a public bar 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 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.

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---|---|---|--|
| Class of Development | Car Parking Rate | | Designated Areas |
| | 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. | | |
| | Minimum number of spaces | Maximum number of spaces | |
| Development generally | | | |
| All classes of development | No minimum. | No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings. | Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone |
| Non-residential development | | | |
| Non-residential development excluding tourist accommodation | 3 spaces per 100m2 of gross leasable floor area. | 5 spaces per 100m2 of gross leasable floor area. | City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Non-residential development excluding tourist accommodation | 3 spaces per 100m2 of gross leasable floor area. | 6 spaces per 100m2 of gross leasable floor area. | Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone |
| Non-residential development excluding tourist accommodation | 3 spaces per 100 square metres of | 3 spaces per 100 square metres of | Urban Neighbourhood Zone in Bowden |

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|--|--|--|---|
| | gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop | gross leasable floor area | |
| Tourist accommodation | 1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms | 1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms | City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential development | | | |
| Residential component of a multi-storey building | Dwelling with no separate bedroom - 0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking. | None specified. | City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential component of a multi-storey building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| 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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential flat building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Row dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Semi-detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |

Table 3 - Off-Street Bicycle Parking Requirements

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

| Class of Development | Bicycle Parking Rate | | | | | | | | | | | | | | | | | | | |
|--|---|-----------------|----------------------------|--|--|-----------|------------------|-----------------------------|-----------------------|---------------------------|-------------------------------|------------------------|---------------------------|----------------------------|---------------------------------|--------------------------------|------------------------------|------------------------------------|--------------------------|--|
| | Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type. | | | | | | | | | | | | | | | | | | | |
| Consulting room | 1 space per 20 employees plus 1 space per 20 consulting rooms for customers. | | | | | | | | | | | | | | | | | | | |
| Educational facility | For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students. | | | | | | | | | | | | | | | | | | | |
| Hospital | 1 space per 15 beds plus 1 space per 30 beds for visitors. | | | | | | | | | | | | | | | | | | | |
| Indoor recreation facility | 1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors. | | | | | | | | | | | | | | | | | | | |
| Licensed Premises | 1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area. | | | | | | | | | | | | | | | | | | | |
| Office | 1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors. | | | | | | | | | | | | | | | | | | | |
| Child care facility | 1 space per 20 full time employees plus 1 space per 40 full time children. | | | | | | | | | | | | | | | | | | | |
| Recreation area | 1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers. | | | | | | | | | | | | | | | | | | | |
| Residential flat building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors. | | | | | | | | | | | | | | | | | | | |
| Residential component of a multi-storey building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors. | | | | | | | | | | | | | | | | | | | |
| Shop | 1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers. | | | | | | | | | | | | | | | | | | | |
| Tourist accommodation | 1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors. | | | | | | | | | | | | | | | | | | | |
| Schedule to Table 3 | <table><tr><th>Designated Area</th><th>Relevant part of the State</th></tr><tr><td colspan="2">The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</td></tr><tr><td>All zones</td><td>City of Adelaide</td></tr><tr><td>Business Neighbourhood Zone</td><td rowspan="11">Metropolitan Adelaide</td></tr><tr><td>Strategic Innovation Zone</td></tr><tr><td>Suburban Activity Centre Zone</td></tr><tr><td>Suburban Business Zone</td></tr><tr><td>Suburban Main Street Zone</td></tr><tr><td>Urban Activity Centre Zone</td></tr><tr><td>Urban Corridor (Boulevard) Zone</td></tr><tr><td>Urban Corridor (Business) Zone</td></tr><tr><td>Urban Corridor (Living) Zone</td></tr><tr><td>Urban Corridor (Main Street) Zone</td></tr><tr><td>Urban Neighbourhood Zone</td></tr></table> | 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 | |
| Designated Area | Relevant part of the State | | | | | | | | | | | | | | | | | | | |
| The bicycle parking rate applies to a designated area located in a relevant part of the State described below. | | | | | | | | | | | | | | | | | | | | |
| All zones | City of Adelaide | | | | | | | | | | | | | | | | | | | |
| Business Neighbourhood Zone | Metropolitan Adelaide | | | | | | | | | | | | | | | | | | | |
| Strategic Innovation Zone | | | | | | | | | | | | | | | | | | | | |
| Suburban Activity Centre Zone | | | | | | | | | | | | | | | | | | | | |
| Suburban Business Zone | | | | | | | | | | | | | | | | | | | | |
| Suburban Main Street Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Activity Centre Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Corridor (Boulevard) Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Corridor (Business) Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Corridor (Living) Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Corridor (Main Street) Zone | | | | | | | | | | | | | | | | | | | | |
| Urban Neighbourhood Zone | | | | | | | | | | | | | | | | | | | | |

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Siting | |
| PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions. | DTS/DPF 1.1 None are applicable. |
| Soil and Water Protection | |
| PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: <ul style="list-style-type: none"> (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources. | DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks. |
| PO 2.3 Wastewater lagoons are designed and sited to: <ul style="list-style-type: none"> (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. | DTS/DPF 2.3 None are applicable. |
| PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources. | DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks. |
| Amenity | |
| PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity. | DTS/DPF 3.1 None are applicable. |
| PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided. | DTS/DPF 3.2 None are applicable. |
| PO 3.3 | DTS/DPF 3.3 |

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

| Policy24 | | P&D Code (in effect) - Version 2023.13 - 31/08/2023 | |
|---------------------------------------|--|---|--|
| PO 7.4 | Organic waste processing facilities are located on land that is not subject to land slip. | DTS/DPF 7.4 | None are applicable. |
| PO 7.5 | Organic waste processing facilities separated from areas subject to flooding. | DTS/DPF 7.5 | Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Major Wastewater Treatment Facilities | | | |
| PO 8.1 | Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality. | DTS/DPF 8.1 | None are applicable. |
| PO 8.2 | Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 8.2 | None are applicable. |

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

| 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)

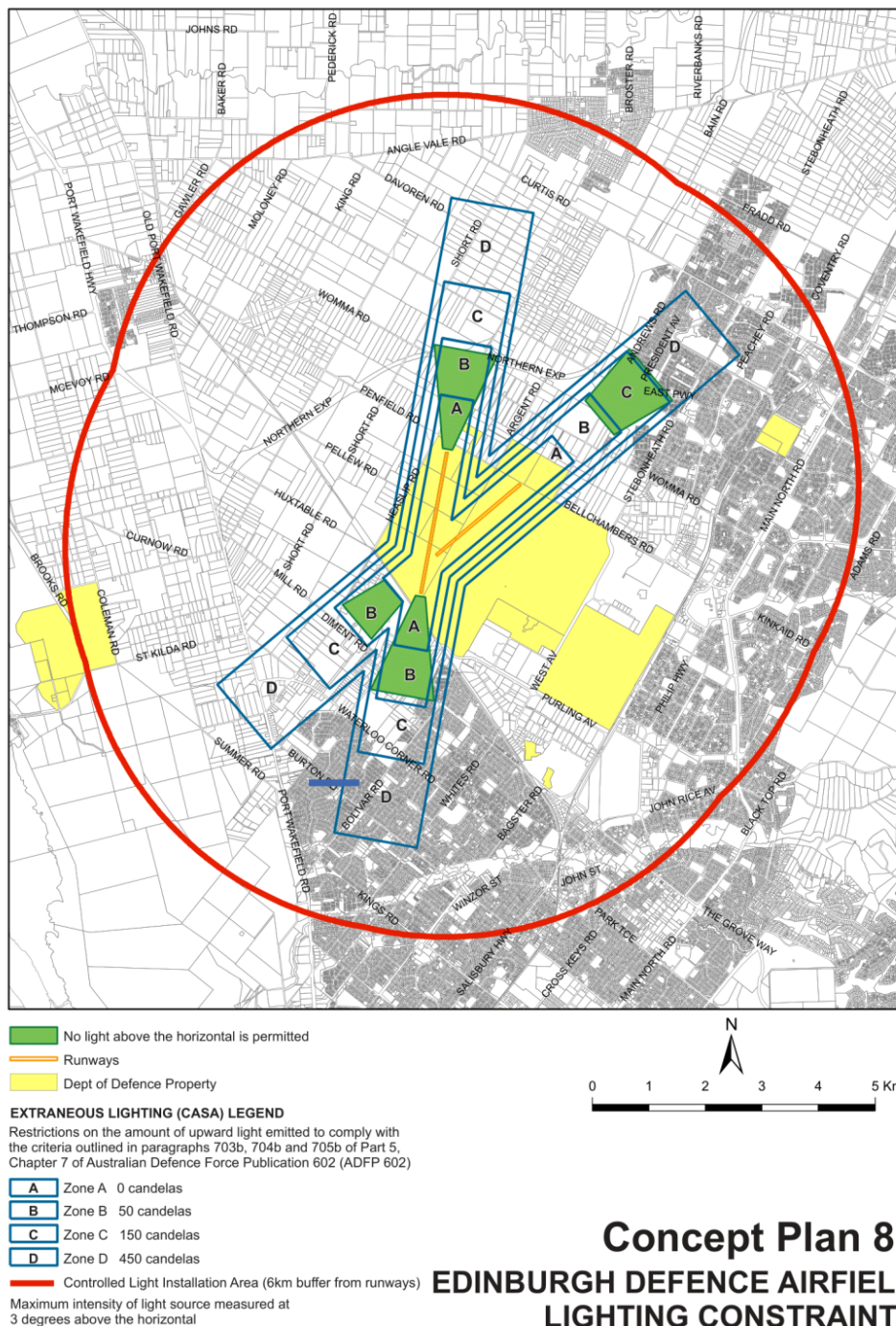
| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living | DTS/DPF 1.4 None are applicable. |

| Policy24 | P&D Code (in effect) - Version 2023.13 - 31/08/2023 |
|--------------------------|---|
| requirements of workers. | |

Part 12 - Concept Plans

Playford

Concept Plan 81 Edinburgh Defence Airfield Lighting Constraints



Policy24

P&D Code (in effect) - Version 2023.13 - 31/08/2023

Admin - No criteria applies to this land use

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

**INFORMATION
ONLY
ITEM**

8.2.1

COUNCIL ASSESSMENT PANEL**DATE**

24 October 2023

HEADING

Assessment Manager Quarterly Report - July to September 2023

AUTHOR

Chris Zafiropoulos, Assessment Manager, City Development

SUMMARY

This report provides the Assessment Manager Quarterly Report for the period between July to September 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 July to September 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 | 453 |
| Planning Applications determined | 486 |
| Notified Applications | 17 |
| Determined planning consents by relevant authority (excluding private certification) | |
| ➤ CAP | 2 |
| ➤ Assessment Manager (AM) | 323 |
| ➤ AM as delegate for Panel | 21 |

- 2.4 The number of development applications that were notified during this period was at the higher range, at seventeen (17) development applications. Twenty one (21) development applications were determined by the Assessment Manager under delegated authority and two (2) development applications were determined by the Panel. The higher than normal development applications determined by the Assessment Manager is due to an increase in relatively minor developments with structures exceeding prescribed length on boundaries that triggered notification.
- 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 thirteen (13), down from twenty two (22) 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:

Retaining Walls, Fence and Shed at 103 Target Hill Road, Salisbury Heights

Representations – Two (support)

Decision – Approve with conditions

Industrial development comprising ten (10) light industrial tenancies with associated offices and amenities, access, carparking, fencing, landscaping and pylon sign at 43-45 West Avenue, Edinburgh

Representations – Two (one support, one support with concerns)

Decision – Approve with conditions

| |
|---|
| <p>Dwelling Addition (Garage) and Decking Above Garage at 17 Parkeston Ct, Para Hills</p> <p>Representations – None</p> <p>Decision – Approve with conditions</p> |
| <p>Upgrade to existing telecommunications facility comprising overall increase in height of 700mm, remove and replace 3 shared panel antennas, 6 new panel antennas, 18 new remote radio units, remove and replace guy wire and ancillary equipment at 9 Ponton Street, Salisbury</p> <p>Representations – One (support with concerns)</p> <p>Decision – Approve with conditions</p> |
| <p>Two storey dwelling, walls and fencing with combined height greater than 2.1m, swimming pool and associated safety features at 22b Rivergum Cl Walkley Heights</p> <p>Representations – Two (support)</p> <p>Decision – Approve with conditions</p> |
| <p>Demolition of two (2) existing buildings, construction of workshop and ancillary office located on the north-eastern boundary and change of use to service trade premises with associated landscaping and car parking at 2-4 Hatcher Ct, Burton</p> <p>Representations – One (support)</p> <p>Decision – Approve with conditions</p> |
| <p>Single Storey Dwelling, Retaining Walls and Fencing with combined height greater than 2.1 metres at 2b Jakara Ave, Ingle Farm</p> <p>Representations – None</p> <p>Decision – Approve with conditions</p> |
| <p>Childcare centre with associated fencing, signage and landscaping at 89-97 Kings Rd, Salisbury Downs</p> <p>Representations – Four (three support, one support with concerns)</p> <p>Decision – Approve with conditions</p> |
| <p>Two Storey Dwelling with Retaining Wall and Fencing over 2.1m at 3 Wunkar Rd, Ingle Farm</p> <p>Representations – One (support with concerns)</p> <p>Decision – Approve with conditions</p> |
| <p>Change of Use from Indoor Recreation Centre to Place of Worship and 2.1m tall Acoustic Fencing to rear (north-eastern) boundary at 10-14 Clayson Road, Salisbury East</p> <p>Representations – Thirty-six (support, two with concerns about traffic/parking)</p> <p>Decision – Approve with conditions</p> |

| |
|---|
| <p>Single Storey Group Dwelling at Unit 8 683a Whites Rd, Globe Derby Park</p> <p>Representations – One (support)</p> <p>Decision – Approve with conditions</p> |
| <p>Change of Use from Dwelling to Office (Retrospective) with Associated Alterations and Additions to Existing Buildings, Car Parking and Landscaping at 33 Carey St, Salisbury</p> <p>Representations – One (support)</p> <p>Decision – Approve with conditions</p> |
| <p>Single Storey Dwelling, Retaining Walls and Fencing with combined height greater than 2.1 metres (Lot 2 in Land Division 21020502) at 40 Schumann Street, Ingle Farm</p> <p>Representations – None</p> <p>Decision – Approve with conditions</p> |
| <p>Alterations and Additions to Existing Place of Worship at 143 Nelson Rd, Para Vista</p> <p>Representations – Three (support)</p> <p>Decision – Approve with conditions</p> |
| <p>Three detached dwellings, associated retaining walls, and removal of 1 regulated tree at 22 Graham St, Para Hills</p> <p>Representations – One (support)</p> <p>Decision – Approve with conditions</p> |
| <p>Two storey dwelling, retaining walls and fencing with combined height greater than 2.1 metres at 34b Cornwall Dr, Gulfview Heights</p> <p>Representations – One (support)</p> <p>Decision – Approve with conditions</p> |
| <p>Two (2) single storey dwelling with associated retaining wall and fence exceeding 2.1m high at 10 Loral Street, Para Hills</p> <p>Representations – None</p> <p>Decision – Approve with conditions</p> |
| <p>Two storey dwelling, walls and fencing with combined height greater than 2.1m at 22a Rivergum Close, Walkley Heights</p> <p>Representations – Two (support)</p> <p>Decision – Approve with conditions</p> |
| <p>Construction of an entrance statement including eight (8) pillars and a 2.23 metre high fence with associated gates at 29 South Terrace, Pooraka</p> <p>Representations – None</p> <p>Decision – Approve with conditions</p> |

Demolition of existing dwelling and construction of a single storey dwelling at 60 Taylor Avenue, Salisbury Heights

Representations – One (support)

Decision – Approve with conditions

Change of Use from Light Industry to Training Facility (28 Kesters Road) at 26-28 Kesters Rd Para Hills West

Representations – None

Decision – Approve with conditions

Item 8.2.1

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 July to September 2023 be received and noted.

**INFORMATION
ONLY
ITEM**

8.2.2

COUNCIL ASSESSMENT PANEL**DATE**

24 October 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.

RECOMMENDATIONThat 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 hearing was held 20-22 September 2023. The judgement has been reserved.

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.

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

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 31 October 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 adjournment 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 31 October 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. At this time, no response has been provided to Council.

It is understood that the applicant has submitted another application with another accredited authority and that application will be lodged to Council for development approval soon. At that time, Council staff will be in a position to review this development application.