



AGENDA

FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON

30 JANUARY 2024 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
Team Leader Planning, Mr C Carrey

APOLOGIES

LEAVE OF ABSENCE

ADOPTED MINUTES FROM PREVIOUS MEETING

Presentation of the Minutes of the Council Assessment Panel Meeting held on 19 December 2023.

Presentation of the Minutes of the Confidential Council Assessment Panel Meeting held on 19 December 2023.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

Development Applications

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Hausler Reserve, Paralowie, SA 5108
(Allotments 1130 & 1138, Greentree Boulevard, Paralowie)

Sports facility comprising change rooms, kiosk, amenities and verandah, upgrade to car park and landscaping.

OTHER BUSINESS

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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**

19 DECEMBER 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
Development Officer, Planning, Mr B Ferguson
Team Leader Strategic Urban Planning, Ms Sally Jenkin
Team Leader Business Services, Ms H Crossley

The meeting commenced at 6.30 pm.

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

APOLOGIES

Nil

LEAVE OF ABSENCE

Nil

PRESENTATIONS

PRES1 Salisbury Strategic Planning Presentation by Ms Sally Jenkin, Team Leader Strategic Urban Planning.

ADOPTED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 24 October 2023, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Mr J Botten declared a conflict of interest to Item 8.2.3 Further Information - Development Application No 23002678 for Childcare Centre ('pre-school') with associated car parking, landscaping, signage, retaining walls and fencing at 61 Stanford Rd, Salisbury Heights SA 5109 due to a perceived conflict of interest as he was a former employee at Botten Levison Lawyers, and advised he will leave the room when the item is being considered by the Panel.

REPORTS

Nil

OTHER BUSINESS

8.2.1 CAP Meeting Procedures

Mr R Bateup moved, and the Council Assessment Panel resolved to adopt the Salisbury Council Assessment Panel Meeting Procedures in Attachment 1 of the report with the following amendments:

- The inclusion of the following sentence under the heading of Role of Panel;
The Council Assessment Panel (CAP) is an independent planning authority appointed by Council to make decisions on development applications.
- Following amendment to paragraph 1 of clause 7.3;
Where a consensus is reached the Presiding Member shall then call for a mover and confirm the consensus by a show of hands.

Mr B Brug moved and the Council Assessment Panel resolved to appoint Ms C Gill as the Acting Presiding Member for the remainder of the CAP term.

8.2.2 Council Assessment Panel 2024 Meeting Schedule

Mr R Bateup moved, and the Council Assessment Panel resolved to adopt the Council Assessment Panel 2024 meeting schedule forming Attachment 1 to the agenda report.

8.2.3 Status of Current Appeal Matters and Deferred Items

Ms C Gill moved, and the Council Assessment Panel resolved that the information was received.

Mr J Botten left the meeting at 7.42pm and he did not return.

8.2.3 FURTHER INFORMATION CONFIDENTIAL UPDATE REPORT FOR APPEAL MATTER ERD-23-000053 (provided under separate cover)

Development Application No 23002678 for Childcare Centre ('pre-school') with associated car parking, landscaping, signage, retaining walls and fencing at 61 Stanford Rd Salisbury Heights SA 5109.

ORDER TO EXCLUDE THE PUBLIC

Ms C Gill moved and the Panel resolved to;

1. Exclude the public from the CAP proceedings for consideration of item 8.2.3 Further Information on the Agenda of the CAP meeting 19 December 2023 on the basis of regulation 13(2)(a)(viii)(ix) of the *Planning, Development and Infrastructure (General) Regulations 2017*.

The meeting moved into confidence at 7.45pm.

The meeting moved out of confidence at 8.12pm.

8.2.4 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.5 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 30 January 2024.

ADOPTION OF MINUTES

Mr R Bateup 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 8.20 pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 19 December 2023
(refer to email approving minutes registered in the City of Salisbury's Record Management System - Document Number 8056014)

ITEM	8.1.1
	COUNCIL ASSESSMENT PANEL
DATE	30 January 2024
APPLICATION NO.	23004431
APPLICANT	Thorne Constructions
PROPOSAL	Sports facility comprising change rooms, kiosk, amenities and verandah, upgrade to car park and landscaping
LOCATION	Hausler Reserve, Paralowie, SA 5108 (Allotment 1130, Greentree Boulevard, Paralowie) (Allotment 1138, Greentree Boulevard, Paralowie)
CERTIFICATE OF TITLE	CT-5553/974; CT-5553/973 & CT-5473/407
AUTHOR	Kieron Barnes – Planning Consultant

1. DEVELOPMENT APPLICATION DETAILS

Zone/Subzone	Open Space Zone No sub-zone applies.
Application Type	Performance Assessed
Public Notification	Representations received: Three Representations to be heard: One
Referrals - Statutory	Nil
Referrals – Internal	Development Engineering
Planning & Design Code Version (at lodgement)	Version 2023.13
Assessing Officer	Kieron Barnes – Planning Consultant, Planning Studio
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:	Proposal Plans and Supporting Documentation
Attachment 2:	Copy of Sign Displayed on the Land and Representations
Attachment 3:	Applicant's Response to Representations and Traffic Impact Assessment
Attachment 4:	Extract of Planning and Design Code

3. EXECUTIVE SUMMARY

The proposed development seeks Planning Consent to construct a sporting facility comprising changerooms, multipurpose area, kiosk, amenities and verandah together with landscaping as well as the upgrade of the existing car park and relocation of vehicular access. The new sporting facility and upgraded car park will be located on a portion of Hausler Reserve with access provided from Greentree Boulevard, Paralowie. The subject site is located in the Open Space Zone

Hausler Reserve is owned and managed by the City of Salisbury (the 'Council'). Accordingly, an independent planning consultant has been engaged to assess the application and prepare an assessment report for consideration by the CAP. This approach accords with the Council's Policy in relation to development undertaken by the Council and is consistent with the approach taken for similar developments undertaken by the Council.

In accordance with Table 5 of the Open Space Zone, the proposed development was subject to a statutory public notification process. Public notification occurred between 16 October 2023 and 3 November 2023, with three (3) representations received. Two representors expressed opposition to the proposal while one representor expressed support with concerns. The key issues raised in the representations relate to safety concerns associated with traffic movements as well as the use of the reserve and the facility.

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

- Is consistent with the land uses sought by the Open Space Zone and complements the established recreational use of the land;
- Provides sufficient car parking spaces to accommodate the anticipated use of the facility;
- Represents a high-quality design which will enhance the character of the locality; and
- Has appropriately addressed potential interface issues with nearby residential areas.

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

4. SUBJECT SITE

The subject site forms part of Hausler Reserve and is formally described as:

- Lot 1138, in Certificate of Title Volume 5553 Folio 973;
- Lot 1130, in Certificate of Title Volume 5553 Folio 974; and
- Lot 1130, in Certificate of Title Volume 5473 Folio 407.

Hausler Reserve sits within a much larger linear reserve that follows the Little Para River from the north-east to the south-west across the Council area. Hausler Reserve provides a range of recreational facilities for the community including an oval with cricket pitch, a modest shelter, play equipment, walking trails and an unsealed car parking area. Vehicular access to the car park is provided from Greentree Boulevard which is a local road under the care and control of the City of Salisbury.

Hausler Reserve has frontages to Kings Road, Greentree Boulevard and Teasdale Crescent. The Little Para River is located to the south and south-east of the reserve and runs along the southern border of the subject site. A number of substantial, mature eucalypts are located along the banks of the Little Para River. Additional mature vegetation is located along the Greentree Boulevard and Kings Road frontages of the site. This vegetation provides an effective visual barrier for the majority of dwellings located on the north-western side of Greentree Boulevard.

A telecommunications tower and associated compound are located on the subject site adjacent to the existing shelter and close to Greentree Boulevard.

Photos of the subject site are provided below.

Photo 1.
*Subject land –
existing shelter
(looking south)*



Photo 2.
*Existing access
from Greentree
Boulevard
(looking east)*



Photo 3.
*Existing car
park (looking
west) back
towards
Greentree
Boulevard*



Photo 4.
Subject land as
viewed from
Greentree
Boulevard
(looking north-
east)



Photo 5.
Subject land as
viewed from
Greentree
Boulevard
(looking south-
east)



5. LOCALITY

As noted previously, Hausler Reserve forms part of the Little Para River linear reserve which winds its way across the Council area. Accordingly, the locality comprises areas of public open space, recreational facilities (both structured and unstructured) as well as natural features, such as the Little Para River, within a landscaped setting.





In addition to the Little Para River linear reserve, the locality also includes low-density residential development generally in the form of single-storey detached dwellings within the

General Neighbourhood Zone. In particular, recently constructed residential development is located along the north-western side of Greentree Boulevard – much of which faces towards Hausler Reserve. Additional low-density residential development is located to the south (along Teasdale Court) as well as to the north (on the northern side of Kings Road). It is noted that Kings Road is a State Maintained Road.


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

Locality Plan - Aerial




Legend (Source: NearMap)	
	Site boundary
	Locality boundary
	Representor within locality
	Approximate area of development site

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

	Site boundary
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Panorama View – Looking South**Legend (Source: Nearmap)**

	Development Site
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6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development seeks the construction of a new building to provide sporting facilities to complement the existing oval at Hausler Reserve. The building will be single storey in height with a pitched roof, substantial verandah facing towards the oval and pre-cast concrete walls.

The building will have a floor area of 275m² and will provide change rooms, facilities and amenities for the sporting teams using the adjoining oval. A multipurpose area will be provided near the centre of the building with access provided to the adjoining verandah under which spectators can gather to watch sporting events occurring on the oval. In addition, a small 'kiosk' will be located in the north-eastern corner of the building.

In addition to the new building, the existing car park and access driveway will be upgraded to provide parking for 44 cars as well as external lighting, which will comprise two 6m tall *Sylvania Streetled (MK3)* light poles within the car park. The existing access will be closed and a new access will be provided further to the north-east along Greentree Boulevard. The car park will be reconfigured to provide a more efficient layout while still retaining the same number of spaces. The new access and car park will be sealed and stormwater infrastructure will be installed to manage the run-off from the roof of the new building and the car park. In addition, landscaping in the form of small trees and shrubs will be planted around the new building and car park.

The proposed development also includes the removal of one indented on-street car parking space on the south-eastern side of Greentree Boulevard to ensure that appropriate sightlines are available for vehicles exiting the relocated access.

The new building will replace the existing shelter and will be setback a similar distance from Greentree Boulevard.

It is understood that the new building is intended to accommodate the needs of sporting teams (predominantly cricket) using the oval at Hausler Reserve. Accordingly, the proposal plans indicate that the new building can accommodate 20 people per change room (i.e. 40 people) along with 4 referees. In addition, the multipurpose space can accommodate up to 69 people. While the plans indicate that the area under the verandah can accommodate up to 310 people, it is considered unlikely that the facility would be required to cater for this number of people.

It is noted that the proposed building does not contain a kitchen or a bar area. Accordingly, it appears unlikely that the building will be used for functions or events. Rather, the building and the small kiosk is designed to provide facilities for sporting teams and spectators using the oval at Hausler Reserve.

A Regulated Tree is located on the subject land, approximately 15 metres to the east of the proposed building. The tree is to be retained.

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

7. CLASSIFICATION

The site is located within the Open Space Zone as depicted in the Planning and Design Code.

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 is a “Performance Assessed” development which must be assessed on its merits against the relevant provisions of the Planning and Design Code.

8. PUBLIC NOTIFICATION

Table 5 of the Open Space 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 ‘sporting facility’ from notification, the proposed development requires public notification.

Public notification commenced on 16th October 2023 and closed on 3rd November 2023. Three representations were received during the notification period, two in opposition and one in support (with some concerns). One of the representors have requested to be heard.

The representors are listed in the Table below.

Representations received		
Representations received		Wish to be Heard
1	Alan Nelson – 20 Teasdale Crescent, Parafield Gardens	Yes
2	Vicki Butterfield – 21 Greentree Boulevard, Paralowie	No
3	Gavin Butterfield – 21 Greentree Boulevard, Paralowie	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, which includes a Traffic Impact Assessment Report prepared by Tonkin Engineers is contained in Attachment 3.

The content of the representations and the applicant’s response are summarised in the table below.

Summary of Representations	
Representation	Applicant’s Response
Alan Nelson	
Supports the proposed changerooms and toilets within the development but considers the kiosk is not necessary. Supports the sealing of the car park, but requests that a gate be provided to restrict access outside of sporting events and to discourage ‘hoons’ from	The Applicant has provided a consolidated response to the issues raised by the representors as summarised below: <ul style="list-style-type: none">A Traffic Impact Assessment has been prepared by Tonkin which confirms that:

doing burnouts in the car park.	<ul style="list-style-type: none"> ○ The traffic generated by the proposed development will largely remain unchanged and will not adversely impact Greentree Boulevard; ○ Subject to the removal of one on-street car parking space, sightlines to the relocated access along Greentree Boulevard will be acceptable; ○ The proposal will not create any additional traffic or safety impacts for cars or pedestrians. • The upgraded car park needs to be located close to the proposed sports facility; • The proposed sports facility aligns with the land uses sought in the Open Space Zone; • The car park will not be closed at night (as per the current car parking arrangements); • The proposed sealing of the car park will mitigate any dust from users of the car park; • The proposed development will not change the use of the oval; • The location and siting of the built form is considered appropriate and has been designed in accordance with the relevant zone provisions.
Vicki Butterfield	
Opposes the development due to existing traffic conditions along Greentree Boulevard and the number of children and older people that cross the road. Requests that the facilities and car park be relocated to Kings Road.	‘As above’
Gavin Butterfield	
Concerned about existing traffic conditions along Greentree Boulevard and the number of children and older people that cross the road. Concerned that the facilities will be used by sporting teams all weekend with limited time available for casual users. Requests that the facilities be relocated to Kings Road.	‘As above’

In addition, it is noted that one invalid representation was received after the notification period had closed. This was submitted by Peter Virgin of 247 Kings Road – received on 14 November 2023. This invalid representation has been included with Attachment 2 for the Panel’s awareness.

9. REFERRALS – STATUTORY

The proposed development did not trigger any statutory referrals.

10. REFERRALS – INTERNAL

Development Engineer	<ul style="list-style-type: none"> • The proposed community sporting building will be set to a finished floor level (FFL) of 450mm above the existing surface level. With the close proximity of the site to the Little Para River, the site does experience inundation of the 100-year flooding from the river. From Councils GIS, it was established that the site experiences flooding depths between 200mm to 300mm. The proposed FFL is set 150mm higher than the flood depths experienced in the area. • The proposed facility and carpark will discharge into the Little Para River. The post development 1% AEP storm event (100 year) has been restricted to the 20% AEP (5 year) storm event. To manage this, a retention/detention basin has been designed to restrict the flows for the major event. The basin has been sized to capture and convey runoff from the carpark, hardstand areas and roof area. The calculations demonstrate that the basin has capacity to capture the 1% AEP storm event for the proposed facility and carpark, avoiding flooding within the area, and restrict the flows to the Little Para River. • The driveway and carpark area will be paved with barrier kerbing along the perimeter of the area. The detailed design will need to be amended, removing the barrier kerb and replacing it with devices that allow for easier access only to the walkway leading up to the entrance of the new facility for wheelchairs and prams.
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The Applicant was made aware of these comments during the course of assessment. Accordingly, a Reserved Matter has been recommended to ensure the car park design is amended to ensure appropriate pedestrian access.

In addition, Council’s Development Engineer has given in-principle support to the proposed removal of one on-street car parking space from Greentree Boulevard to improve sightlines for the relocated access. Accordingly, the specific details of the element of the proposed development can be addressed via a Reserved Matter.

11. ASSESSMENT

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, it is recommended the Panel determine the proposed development is not seriously at variance with the Planning & Design Code. The following reasons are given in support of this recommendation:

- a) The proposed development is consistent with the land uses sought in the Open Space 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 extract containing the relevant provisions of the Planning and Design Code is contained in Attachment 4. Having considered the proposal, the policies provided in the extract are considered to be relevant to the assessment of the proposal.

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 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 (All structures over 90 metres)	Satisfied – the proposed development does not propose any building work or structures over 90 metres in height
Hazards (Flooding)	Satisfied – Council's Development Engineer has confirmed the proposed FFL is set 150mm higher than anticipated flood depths and the overall stormwater design will avoid flooding within the local area.
Hazards (Flooding - General)	Satisfied – Council's Development Engineer has confirmed the proposed FFL is set 150mm higher than anticipated flood depths and the overall stormwater design will avoid flooding within the local area.
Prescribed Watercourses	Satisfied – the proposed development will not impact the Little Para River.
Prescribed Wells Area	Not applicable – the proposed development

	will not rely on a water supply from a prescribed well.
Regulated and Significant Tree	The proposed development does not include Tree Damaging Activity. There is a Regulated Tree located approximately 15m to the east of the proposed building, however, this is to be retained with generous areas of open space maintained around the tree trunk and canopy.
Traffic Generating Development	Satisfied – the access to the car park is not located on a State Maintained Road.
Urban Transport Routes	Satisfied – the access to the car park is not located on a State Maintained Road.
Water Resources	Satisfied – the proposed development will not affect a watercourse

Local Variation

It is noted the land is subject to a Technical and Numerical Variation (Local Variation) which requires consideration of ‘Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints’. While it is noted that the upgrades to the car park will include new external lighting, this lighting will be located more than 5 kilometres from the Edinburgh Airfield. Therefore, the lighting will not create any concerns for the safety and operation of the Airfield. In any event, a Condition of Consent is recommended to ensure that the external lighting is designed and sited to avoid any interface concerns in relation to light spillage.

Land Use

Performance Outcome 1.1 of the Open Space Zone seeks development that is associated with recreation facilities:

PO 1.1 Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.

DTS/DPF 1.1 provides further guidance on the land uses envisaged in the Open Space Zone:

DTS/DPF 1.1 Development comprises one or more of the following:

- (a) *Open space*
- (b) *Outdoor sports courts*
- (c) *Recreation area*
- (d) *Sporting ovals and fields*

While ‘sporting facilities’ are not specifically listed in DTS/DPF 1.1, they are commonly developed in association with sporting ovals and fields as well as outdoor sports courts. Similarly, the car park element of the proposed development is also commonly developed in association with sporting and recreation facilities. For these reasons, the proposed land use is considered appropriate in the Open Space Zone.

Further, the proposed development is consistent with, and seeks to upgrade the existing lawful use of the land.

Building Height and Setbacks

The proposed sporting facility will be a single-storey building which will replace the existing single-storey shelter. In this way, the proposed development will not increase the number of buildings within the Open Space Zone. While the footprint of the new building will be larger than the existing shelter, it will not detrimentally impact the open space character of the locality nor will it unreasonably interrupt views of the natural features alongside the Little Para River. Further, the new building will be setback a similar distance from Greentree Boulevard as the existing shelter and will provide a range of facilities to complement the existing sporting activities occurring on the adjoining oval.

Design

The Open Space Zone contains a number of policies which seek to guide the design and appearance of new buildings. These include:

PO 1.2 Buildings are limited in number and size to provide a natural, landscaped setting.

PO 2.1 Development is designed and sited to be unobtrusive and not spoil the open space character or interrupt views of natural or landscape features.

PO 2.3 Development is sited and designed to be compatible with the conservation and enhancement of the natural environment.

In response to these provisions, it is noted the proposed development will replace an existing shelter thereby limiting the number of buildings as sought by Performance Outcome 1.2.

Also, the new building will be unobtrusive when viewed from surrounding properties and will not spoil the open space character nor interrupt views of landscape features. In particular, the building will be largely screened from residential properties on Greentree Boulevard, by the existing established mature vegetation screen along the western edge of the Oval.

The building will be modest in scale, single-storey in height and will feature a contemporary, purpose-built design which will enhance the character of the locality while providing updated facilities for the community.

A conceptual landscape plan has been provided which indicates new landscaping will be installed around the perimeter of the building and to the northern side of the car park, comprising small trees and shrubs. Coupled with established trees and vegetation to be retained along the western side of the car park and reserve (adjoining Greentree Boulevard), within the reserve, and along the creek, it is considered the overall landscape outcome will enhance the appearance of the development and complement the existing natural environment of the reserve. Notwithstanding, a Reserved Matter has been recommended to ensure a final detailed landscape plan is provided for review.

In this way, the proposed development will appropriately address the relevant 'Design' General Development Policies of the Planning and Design Code.

Interface between Land Uses

The proposed building will replace an existing shelter and provide facilities such as changerooms and amenities for existing sporting teams using the oval at Hausler Reserve. The building will not change the existing use of the subject site and is not intended to be used for functions or events. Accordingly, and noting the building will be located more than 40 metres from the nearest dwelling, the activities occurring within the building are unlikely to cause an unreasonable impact on nearby sensitive receivers.

It is further noted that, while the proposed development includes an upgrade to the car parking area, it will replace an existing car park which has a larger footprint and will not increase the number of car parks on the subject land. Also, the upgraded car park will be sealed which is likely to reduce the impact on nearby residential development in terms of dust. Accordingly, the upgraded car park will not increase the impacts on nearby residential development in terms of increased traffic movements, noise or dust nuisance.

In terms of potential impacts associated with lighting within the car park, it is noted that the lights are unlikely to create a greater impact on residential development than the existing street lights along Greentree Boulevard. In addition, a Condition of Consent is proposed to ensure that the lights prevent light overspill and/or nuisance to adjacent occupiers.

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 and light. Therefore, the proposed development is considered to satisfy the following 'Interface between Land Uses' provisions 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.*

Transport, Access and Parking

As noted previously in this report, the proposed development does not seek to increase the number of car parking spaces on the subject land. For this reason, and noting that the existing use of the oval for sporting activities will not be altered by the proposed development, the nature of vehicular movements to and from the subject land is unlikely to change substantially. However, the upgraded car parking area and new access to Greentree Boulevard requires assessment against the relevant provisions of the Planning and Design Code.

With the above in mind, the applicant has provided a Traffic Impact Assessment prepared by Tonkin Consulting which has assessed the design of the upgraded car park and new access to Greentree Boulevard. This assessment concludes that:

- *The traffic generation levels are expected to remain largely unchanged due to the unchanged number of carparking spaces. The additional upgrade of the facility is also not expected to significantly increase the number of patrons at the ground during peak periods.*
- *The existing flow of Greentree Boulevard is optimal with satisfactory average speed and traffic volumes.*
- *The traffic distribution is expected to remain largely unchanged, with the accessway only being moved 16.5m linearly.*
- *Driver sight distance in the north-east direction may be obstructed while exiting the facility at the access point. A reduction in the length (by 1 space) of the indented parallel parking is recommended.*
- *Sight distance in the south-west direction may be obstructed by vegetation, however, due to the height of the canopy of the juvenile tree, the impact is not severe.*
- *The proposed number of parking provisions (44) meet the minimum requirements of South Australia's Planning and Design Code.*
- *The proposed number of accessible parking space (1) meets the requirements of the Building Code of Australia.*
- *The implementation of a bollard or a post located within the shared area to the left of the accessible parking space is recommended to prevent the use of the shared area for parking per AS 2890.6.*
- *The dimensions of both angled and parallel parking meet the requirements of AS 2890.1.*

In terms of the provision of parking, it is noted that 44 car parking spaces (including a space for those with a disability) will continue to be provided within the upgraded car park. While the Planning and Design Code does not identify a theoretical parking rate for 'sporting facility', it is useful to refer to the parking rate for a 'Community Facility' which requires a relatively high rate of 10 spaces per 100m² of total floor area. Given that the proposed building (including the verandah) will have a total floor area of 368m², 37 car parks would be required to satisfy the rate for a 'Community Facility'. Given that 44 car parks will be provided, an appropriate number of car parks will be provided to meet the needs of the development.

It is noted that the Traffic Impact Assessment recommends that one on-street car parking space be removed to achieve appropriate sightlines for vehicles exiting the subject land onto Greentree Boulevard. While it is considered appropriate that the design of the on-street parking arrangements will be subject to further assessment via a Reserved Matter, it is noted that the Council's Development Engineer has indicated that an additional on-street car parking space could be provided further to the north-east along Greentree Boulevard. On this basis, it is anticipated that the number of on-street car parking spaces will remain the same. 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 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.

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

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 3.5 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.

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).

PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and maneuverability having regard to the types of vehicles that are reasonably anticipated.

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

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

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

12. CONCLUSION

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

- Is consistent with the land uses sought by the Open Space Zone and established recreational land uses on the land;
- Provides sufficient car parking spaces to accommodate the anticipated use;
- Represents a high-quality design which will enhance the character of the locality; and
- Has appropriately addressed potential interface issues with nearby residential areas.

Accordingly, it is recommended that Planning Consent be granted, subject to Reserved Matters and 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; and
- B. Pursuant to Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to Development Application 23004431 for the construction of a sports facility comprising change rooms, kiosk, amenities and verandah, upgrade to car park and landscaping in accordance with the plans and details submitted with the application and subject to the following 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. Amended Site and Drainage Plan (KP Austruct (October 2023)) to address the following matter:
 - a. The driveway and carpark area will be paved with barrier kerbing along the perimeter of the area. The detailed design will need to be amended, removing the barrier kerb and replacing it with devices that allow for easier access only to the walkway leading up to the entrance of the new facility for wheelchairs and prams.
2. Detailed plans and specifications in relation to the altered indented on-street parking arrangements on Greentree Boulevard.
3. Final landscaping plan, prepared by a qualified and experienced landscape architect or horticulturalist, which shall include all of the following:
 - a) Final locations for all landscaped areas, including designated areas for trees, shrubs and groundcovers; and
 - b) Designated species to be used, noting should comprise species contained in the City of Salisbury Landscape Plan; and
 - c) Pot sizes, confirming the tree planting shall comprise advanced growth species at time of planting; and
 - d) Maintenance methods including irrigation, barriers and protection from vehicles and pedestrians.

Planning Consent Conditions

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

Drawing No. Plan Type Date Prepared By

- A-001 Cover Sheet 15/08/2023 Thorne Constructions
- A-101 Proposed Location Plan 01/09/2023 Thorne Constructions
- A-102 Demolition Plan 28/06/2023 Thorne Constructions
- A-103 Proposed Site and Landscaping Plan 01/09/2023 Thorne Constructions
- A-104 Proposed Floor Plan 15/08/2023 Thorne Constructions
- A-301 Elevations 15/08/2023 Thorne Constructions
- A-302 Elevations 15/08/2023 Thorne Constructions
- A-303 Sections 15/08/2023 Thorne Constructions
- A-401 Panel Details 15/08/2023 Thorne Constructions
- A-402 Panel Details 15/08/2023 Thorne Constructions
- A-501 Door and Window Schedule 15/08/2023 Thorne Constructions
- A-601 Car Park Site and SW Plan 15/08/2023 Thorne Constructions
- A-701 3D Drawings No Date Thorne Constructions
- A-702 3D Drawings No Date Thorne Constructions
- N/A Planning Statement 05/09/2023 Version 1 APDS
- N/A Response to Representations No Date APDS
- 232444R001A Traffic Impact Assessment 19/12/2023 Tonkin

2. The external surfaces of the building shall:
 - a. be of new non-reflective materials; and
 - b. 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 Landscaping Plan Approved under Reserved Matter 3. 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. 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. In relation to access, manoeuvring, surface treatments and car parking:
 - a. The invert, crossover and driveway shall be constructed with brick paving, concrete or bitumen, in accordance with Council’s Heavy-Duty Commercial Entrance, Drawing SD-16; and
 - b. All internal driveways, car parking and manoeuvring areas, shall be constructed with brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types; and
 - c. All car parking bays shall be clearly line marked; and
 - d. 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.
 - e. 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.

All works outlined in points a. to e. shall be implemented prior to the commencement of use and be maintained at all times to the reasonable satisfaction of Council.

6. 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.
7. 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’.
8. Noise measured at the nearest residential property boundary shall comply with the *Environment Protection (Noise) Policy 2007 at all times*.

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 owners 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 roof 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>.

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 and Traffic Impact Assessment
4. Extract of Planning and Design Code

Appendix 1

Proposal Plans and Supporting Documentation

Planning Statement

CONSTRUCTION OF A SINGLE LEVEL COMMUNITY SPORTS FACILITY
INCORPORATING CHANGEROOMS, KIOSK, COMMUNITY SPACE,
RECONFIGURATION OF CARPARK AREA AND LANDSCAPING
AT LOT 1130, 1138 & 1139 GREENTREE BOULEVARD, PARALOWIE,
SA 5108



Town Planning
Specialists
Planning Private Certifiers

Prepared for Thorne Constructions on behalf of the City of Salisbury

Report prepared by Adelaide Planning and Development Solutions

Contact Mark Kwiatkowski

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Town Planning Specialists
Planning Private Certifiers

PLANNING STATEMENT

Lead Consultant ADELAIDE PLANNING AND DEVELOPMENT SOLUTIONS (APDS)

In association with Thorne Constructions

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Document History and Status

Version	Date	Author
Version 1	5 September 2023	Mark Kwiatkowski APDS

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1.0 Application Overview

CONSTRUCTION OF A SINGLE LEVEL COMMUNITY SPORTS FACILITY INCORPORATING CHANGEROOMS, KIOSK, COMMUNITY SPACE, RECONFIGURATION OF CARPARK AREA AND LANDSCAPING	
Applicant	Thorne Constructions
Property Address	Lot 1130 Greentree Boulevard, Paralowie
Description of land	Allotments 1130 & 1138 in Deposited Plan 10605 & 10606. Allotment 1139 in Filed Plan 13779, Certificate of Title Volume 5553 Folio's 973 & 974; and Certificate of Title Volume 5473/407
Site area	9156 square metres (approx.)
Zone / Subzone	Open Space Zone / N/A
TNV (Variations)	Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints
Relevant Overlays	Airport Building Heights (Regulated) (All structures over 15 metres) Overlay Building Near Airfields Overlay Defence Aviation Area (All structures over 90 metres) Overlay Hazards (Flooding) Overlay Hazards (Flooding - General) Overlay Prescribed Watercourses Overlay Prescribed Wells Area Overlay Regulated and Significant Tree Overlay Traffic Generating Development Overlay Water Resources Overlay
Existing land use / approved land use	Public Open Space/Reserve
Development proposal	Construction of a single level community sports facility incorporating changerooms, kiosk, community space, reconfiguration of carpark area and landscaping
Assessment pathway	Code Assessed – Performance Assessed
Procedural matters - Notification	Excluded from notification if considered 'minor' by relevant authority
Referrals	N/A
Relevant Authority	City of Salisbury
Primary contact person	Mark Kwiatkowski Mark@adelaideplanning.com.au 0499 933 311



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2.0 Introduction

This Planning Statement has been prepared by Adelaide Planning and Development Solutions (APDS) on behalf of the Applicant, Thorne Constructions.

This Planning Statement provides information about the subject land and proposed development and assesses the merits of the proposal against the relevant provisions of the Planning and Design Code.

The proposal is for the construction of a single level community sports facility incorporating changerooms, kiosk, community space, reconfiguration of carpark area and landscaping.

The subject site is located at Lots 1130, 1138 and 1139 Greentree Boulevard, Paralowie which is within the *Open Space Zone*.

The following documents accompany this application report:

- Electricity Declaration
- Proposal Plans by Thorne Construction

In preparing this Planning Statement, I can confirm that I have reviewed the proposal plans prepared by Thorne Construction along with the relevant provisions of the Planning and Design Code.

I have also inspected the subject land and locality.

This report provides a description of the subject land and locality, current land uses on site and an analysis of the relevant Planning and Design Code provisions in relation to the proposed development. For reasons outlined below, this proposal displays a high degree of planning merit to warrant planning consent.



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3.0 Subject Land and Locality

3.1 Subject Land



Figure 1 Subject land identified in green

The site of the proposed development has a street address of Lots 1130, 1138 and 1139 Greentree Boulevard, Paralowie and is comprises three (3) allotments identified as Allotments 1130 & 1138 in Deposited Plan 10605 & 10606 and Allotment 1139 in Filed Plan 13779, held in Certificate of Titles Volume 5553 Folio's 973 & 974; and Volume 5473 Folio 407.

The subject land has an overall site area of 9156 square metres with an approximate frontage of 165 metres to Greentree Boulevard, and secondary frontage to Kings Road of approximately 170 metres.



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The subject land is an established open space and recreation area and contains a cricket oval (used by the Para Districts Cricket Association), with a verandah/shelter structure and a formalised gravel parking area located to the south east of the site adjacent Greentree Boulevard. The site also houses a mobile phone antenna and associated infrastructure, located amongst vegetation to the north of the verandah structure and to the west of the oval.

There are many regulated trees on the site which surround the oval, and to the south of the proposed parking area, including a significant tree 16 metres to the south of the shade shelter.

The site forms part of, and is connected to the Little Para Trail.

Vehicular access is provided via an existing crossover from Greentree Boulevard

The site has connection to services (water, sewer, electricity, telecommunications).



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3.2 Locality



Figure 4 Locality Plan (subject site in green)

The locality comprises dwellings within the *General Neighbourhood Zone*, and pedestrian cycling and walking paths within the *Open Space Zone* which extend out from the site to the east and west along the Little Para River. Infill development continues to occur within the *General Neighbourhood Zone*, particularly to the west and south west of the site, in the form of low to medium density housing. Increasing demand for quality open space and recreation areas within the locality.

The wider locality includes a shopping centre within the *Suburban Activity Centre Zone* (Woolworths Paralowie), as well as Temple Christian Collage located to the north, and The Pines Primary School located to the south (adjacent the *Local Activity Centre Zone*).



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4.0 Proposal

4.1 Nature of Development

The application seeks to upgrade facilities at Hausler Reserve, which includes the demolition of the existing verandah/shelter and carpark, and construction of a new 275.5 square metre purpose built community sporting facility to support/provide overflow capacity for cricket games and training at Hausler Reserve, which includes the construction of a new hard surfaced carpark area.

As detailed by the Council tender, the intent of the development is intended to provide:

"A sports facility, of modular design, capable of accommodating training and overflow cricket matches, with uni-sex change rooms with their amenities (showers and toilets), referee rooms with their amenities, and toilet facilities for spectators."

The Code defines a Community Facility as:

'Means premises used for the provision of social, artistic, educational or community support services to the public but does not include a child care facility, educational facility, place of worship or indoor recreation facility.'

Additionally, an indoor recreational facility is defined as:

'Means a building or part of a building designed or adapted primarily for recreation or fitness pursuits.'

And a Recreation Area is defined as:

'Means any park, garden, children's playground or sports ground that is under the care, control and management of the Crown or a council, and is open to the public without payment of a charge.'

The application involves the construction of a building which supports a recreation area, within which no recreation activity will occur. The building's land use is therefore considered to be best described as a Community Facility, which supports the ongoing use of the land as a recreational area.

Therefore the nature of development is defined as: Construction of a single level community sports facility incorporating changerooms, kiosk, community space, reconfiguration of carpark area and landscaping.

The proposal consists of the following elements:

- Community Facility
- Shop



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The community facility floorplan includes:

- Home and away change rooms and amenities
- Male/female washrooms
- DDA compliant washroom – with internal and external access
- Multipurpose space (capacity 69 people)
- Kiosk (shop)
- Overhanging roof forming a verandah (capacity 310 people)
- Storage/cleaning room

The carpark comprises a total of 490 square metres, excluding the access road and swale, and has been designed to accommodate the parking of 44 vehicles including an accessible space in a formalised hard surface arrangement, which includes light posts and line marking.



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5.0 Procedural Matters

5.1 Zone and Overlay

The subject site is located within the *Open Space Zone*.

In addition to an assessment against the relevant zone and General Development Policies, the development is also subject to an assessment against the relevant provisions of the following overlays:

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

Building Near Airfields Overlay

Defence Aviation Area (All structures over 90 metres) Overlay

Hazards (Flooding) Overlay

Hazards (Flooding - General) Overlay

Prescribed Watercourses Overlay

Prescribed Wells Area Overlay

Regulated and Significant Tree Overlay

Traffic Generating Development Overlay

Urban Transport Routes Overlay

Water Resources Overlay

5.2 Relevant Authority

The proposed development is within *The City of Salisbury* who is also the relevant planning authority pursuant to Section 93 of the *Planning, Development, and Infrastructure Act 2016*. On this basis, the application will be lodged with, and assessed by, *The City of Salisbury*.

5.3 Assessment Pathway

The applicable zone is the *Open Space Zone*.

The proposal is for 'Community Facility' and 'Shop' elements.

As the 'Community Facility' and 'Shop' elements do not meet the criteria for Accepted and Deemed to Satisfy forms of development, and are not listed as Restricted development, the proposal defaults to a Performance Assessed pathway, which requires an assessment against the relevant assessment provisions within the Planning and Design Code.

The *Planning, Development and Infrastructure Act, 2016* (the Act) prescribes three categories of development - Accepted development; Code assessed development; Impact assessed development.



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The Planning and Design Code (the Code) classifies development into the above categories. These categories are found within the relevant Zone. The subject land is in the Township Main Street Zone of the Code.

Code Assessed Development

Section 105(b) of the Act prescribes that where development does not fall within the category of accepted development and does not fall within the category of impact assessed development it is code assessed development.

Section 107 of the Act prescribes that where a development cannot be assessed as deemed-to-satisfy development the application is performance assessed development and will be assessed on its merits against the Code.

Approach to Assessment

Part 1 – Rules of Interpretation of the Planning and Design Code (the Code) provides clarity on how to interpret the policies in the Code. Of particular note 'Designated Performance Features' (DPF) assist Councils to interpret Performance Outcomes (PO).

The Rules of Interpretation (below) clearly state that a DPF provides a guide but does not need to necessarily be satisfied in order for a certain development to meet the PO i.e. the outcome can be met in another way:

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

It is with the above approach in mind that we have assessed this development.



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5.4 Public Notification

Table 5 – Procedural Matters (PM) – Notification of the Open Space Zone, lists classes of development that are performance assessed but do not need to be notified.

The 'community facility' element of the proposal is not found listed within Table 5. It is noted that several similar land uses are, including 'playground' and 'recreation area' (Part 2 (j) and (m)) which are therefore exempt from notification. Both of these land uses fall within the definition of a recreational area within the Code, as per the Land Use Definitions Table 'Means any park, garden, children's playground or sports ground that is under the care, control and management of the Crown or a council, and is open to the public without payment of a charge (my emphasis).'

These land uses are similar to the proposed 'community facility' in that it will fall under the care, control and management of the Council, and that it is ancillary to an existing recreation area land use.

This is distinctly different from land uses found within Table 5 part 3; an outdoor sports courts (a), and sporting ovals and fields (b) (which would require notification if sought on the subject land, due to the sites proximity to adjacent land in a neighbourhood-type zone) as these land uses do not fall within the definition of a 'recreation area', as they relate to a privately held complex which may or may not charge for public entry- ie. a sports stadium/court or field.

Given this distinction between land uses, and the exemption from notification of similar land uses, the Council could form the view that the proposed development was considered minor for the purposes of public notification.

The development could be considered of a minor nature as:

- The development is a community facility which is ancillary to the existing recreation area land use, which is similar in size and scale to other Council buildings found adjacent reserves within the Council area and therefore reasonably anticipated on the subject land.
- The development supports existing club activities undertaken on the subject land
- The development is residential in size and scale, being similar to a residential dwelling from the immediate locality, being single storey in height, with a total floor area of 275.5m².

And;

The proposed development will not impact on the owners or occupiers of land in the locality of the site of the development

- The application does not seek to expand the existing land use/hours of operation of sporting activities of the site (for example provide nighttime illumination) that would increase any potential offsite impacts.
- The proposed development supports existing land use activities on the subject site.
- The proposed development includes additional landscaping to screen the larger building footprint



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- The proposal includes a convenient, formalised hard surfaced carpark which will assist to reduce the use of on street parking
- The proposed development includes illumination of vehicle parking areas, to discourage unsocial behavior

Subject to the agreement of the Council, the application is not required to undergo public notification.

5.5 Agency Referrals

The proposal does not require any agency referrals.

6.0 Planning Assessment

The following section of this Planning Statement addresses the relevant planning related matters, having regard to the relevant zone, overlay and general development policy Desired Outcomes (DOs), Performance Outcomes (POs) referenced within the Code. This assessment is grouped under a series of headings which address specific aspects of the proposed development.

Desired Outcomes (DOs) are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module.

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

A Designated Performance Feature (DPF) provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome and does not derogate from the discretion of the relevant authority to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

6.1 Overlays

The following overlays apply to the land in addition to the zone provisions:

- *Airport Building Heights (Regulated) (All structures over 15 metres) Overlay*
- *Building Near Airfields Overlay*
- *Defence Aviation Area (All structures over 90 metres) Overlay*
- *Hazards (Flooding) Overlay*
- *Hazards (Flooding - General) Overlay*
- *Prescribed Watercourses Overlay*
- *Prescribed Wells Area Overlay*
- *Regulated and Significant Tree Overlay*
- *Traffic Generating Development Overlay*
- *Urban Transport Routes Overlay*



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- *Water Resources Overlay*

The *Airport Building Heights (Regulated) Overlay* and *The Defence Aviation Area Overlay* is not relevant to the proposal as all aspects of the development are less than 15 metres in height, do not involve the construction of an exhaust stack, and therefore will not pose any impact on aircraft or on the operational and safety requirements of Defence Aviation Areas.

The *Building Near Airfields Overlay* does not apply to the proposal, as the proposal is for a wholly residential purpose, does not incorporate flood lighting, and the distance from any part of a runway centerline to the closest point of the proposed building is not less than 35 times the building height.

The *Prescribed Wells Area Overlay* and *The Prescribed Watercourses Overlay* do not apply to the development as it does not involve the taking of water for which a license would be required under the *Landscape South Australia Act 2019*.

The *Regulated and Significant Tree Overlay* does not apply to the proposed development as there are no regulated or significant trees impacted by the proposed development.

The proposed development does not involve the construction of a building or buildings containing in excess of 50 dwellings, or land division creating 50 or more additional allotments, or any portion of commercial, retail, warehouse, industry or education, and as such the *Traffic Generating Development Overlay* does not apply to the proposed development.

The revised crossover location from Greentree Boulevard is not within the *Urban Transport Routes Overlay* buffer, and as such the Overlay does not apply to the proposed development.

6.2 Zone Policies

The subject site is located within the *Open Space Zone*. As such, the relevant assessment provisions that apply to the proposal have been addressed in section 6.4 below.

6.3 General Development Policies

The following General Development Policies are applicable to the proposal:

- *Clearance from Overhead Powerlines*
- *Design in Urban Areas*
- *Infrastructure and Renewable Energy Facilities*
- *Interface between Land Uses*
- *Transport, Access, and Parking*

Each of the applicable General Development Policies have been addressed in section 6.4 below.



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6.4 Key Planning Considerations

An assessment against the relevant Assessment Provisions of the Planning and Design Code has highlighted the following key planning considerations which are discussed in detail below:

- Land use suitability
- Built form and character
- Impacts – hours of operation
- Lighting/Concept Plans
- Parking, movement and access
- Hazards (flooding)

6.4.1 Land Use Suitability

The subject site is within the Open Space Zone which seeks the following Desired Outcomes:

DO 1 Areas of natural and landscaped open space provide for biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and enjoyment of the community.

The proposal minimally impacts the surrounding environment, as it is located on an existing building footprint. While it is a larger building, much of the area it covers consists of compacted grass and gravel areas, with the development designed, located and orientated so as to be minimally intrusive as possible. The proposal includes features which will improve biodiversity on the site, such as incorporating landscaped areas to the north, south and west of the building, and an open swale to dispose of stormwater from the building/hard surfaced areas. The additional vegetation also contributes to tree canopy cover, increased urban cooling and screens the building, maintaining the same level of visual relief from the surrounding urban environment. As a result, the proposal is consistent with DO1 of the Open Space Zone.

The following Performance Outcomes of the Open Space Zone have been extracted and addressed below.

Land Use and Intensity

PO 1.1 Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.

PO 1.2 Buildings are limited in number and size to provide a natural, landscaped setting.

PO 1.3 Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.

And;



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General Development Policies, Open Space and Recreation, PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.

The site of the proposed development contains both passive and active recreation facilities within Hausler Reserve, in the form of open space, the Little Para Trail, and a cricket oval. The proposed 'community facility' building is designed to support the existing recreation area land uses on site, by providing purpose built training and match facilities/clubrooms intended to service the immediate and greater locality, and providing improved facilities capable of accommodating the increasing densities in the locality, consistent with PO1.1.

The layout and design of the building combines several elements; change rooms, washrooms, community space and a kiosk, replacing an existing shade structure, limiting the number and size of buildings in an area already utilised for this purposes, thereby maintaining the natural landscaped setting desired by PO1.2

The building has also been designed of a size so as to future proof the development from further expansion, by accommodating spaces for up to 20 players, 4 referees, 69 people within the multipurpose community space, 310 people under the verandah and services for up to 420 spectators.

The kiosk component is a relatively small 8m², which provides hot and cold beverages and snacks during events, consistent with PO 1.3.

The proposed community facility and shop land uses are considered to align with the relevant zone provisions and is a form of development envisaged within the Open Space Zone, providing a community facility which supports the existing recreation area land use of the site, which is intended to cater for the growing needs of the community.

Built Form and Character

PO 2.1 Development is designed and sited to be unobtrusive and not spoil the open space character or interrupt views of natural or landscape features.

PO 2.3 Development is sited and designed to be compatible with the conservation and enhancement of the natural environment.

And;

General Development Policies, Open Space and Recreation

PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.



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PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.

PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.

The proposed built form presents a rectangular structure with an attached verandah on its eastern side, which overlooks the cricket grounds. It has a wall height of 3.45 metres and an overall height of 5 metres above ground level, which is residential in scale. The FFL is 450mm above natural ground level, in part to provide freeboard from a potential flood event, which is an unavoidable requirement. The building is to be constructed out of precast concrete panels which are to be painted in a mixture of colors.

The proposed building footprint is located in an existing predominantly hard surfaced area and replaces an existing structure. Its location and orientation is designed to address Greentree Boulevard and adjacent pedestrian areas (in accordance with PO2.1), while being of a scale and size that is unobtrusive, consistent with PO 7.1.

This extends to existing areas used for vehicle parking, which will be re-configured into a formalised arrangement. The surrounding area contains limited natural/landscape features with the exception of existing significant trees, which are to be maintained as part of the development.

Additionally, the application includes screening landscaping to break up the form of the building, which is part of a wider revised planting plan (to be undertaken by Council) which will conserve and enhance the natural environment, consistent with PO 2.1 and 2.3.

For the reasons stated above, the proposed built form and character is considered to be in accordance with the relevant zone provisions and is an appropriate form of development that is anticipated in the zone.

6.4.2 Impacts

The provisions addressing impacts of development are primarily contained within the *Interface between Land Uses* general provisions, which desires that 'Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses' (DO 1).

The provisions within the *Interface between Land Uses* general provisions, considered relevant to the proposed 'community facility' and 'shop' are addressed below.

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.



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The proposed facility is to be located approximately 25 metres from Greentree Road and screened with landscaping, which is a similar distance to the existing shelter used for similar purposes, and ensures that a balance is met between separating the building from sensitive (residential) land uses while minimising disturbance to existing open space areas and mature vegetation.

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.

The proposed facility is to remain under the care and control of the Council, with the facilities operated by cricket clubs as and when required. The proposed facility will not alter the existing arrangements to the number or duration of training and cricket matches, and rather will support the existing use of the recreation area. It is further noted that the application does not propose to provide illumination to the sports field, which in its current non illuminated state limits its use to daylight hours.

The location and orientation of the building overhang/verandah has been designed to orientate spectators towards the field on the south eastern façade, allowing the form of the building to provide an informal acoustic barrier between spectators and dwellings on the north western side of Greentree Boulevard, which will assist to reduce noise experienced within these dwellings. The formalised parking area has been designed to accommodate anticipated uses of the building (discussed below), which will reduce the amount of on-street parking along Greentree Boulevard by providing a convenient and accessible parking arrangement, while the addition of lighting to the carpark assists to discourage undesirable use of the carpark during night time. As a result of the combined measures, the proposal is considered to satisfy the intent of PO2.1



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Lighting/Concept Plans

Design in Urban Areas PO 2.1 states:

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.

And Interface between Land Uses PO 6.1 states:

External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).

And Open Space and Recreation PO 5.5 states:

Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.

The application includes light posts within the parking area as part of the carpark upgrade. Being a Council carpark/facility, it is noted that the erection of Light Posts (street furniture) on behalf of a Council is exempt from the definition of development under Schedule 4 Part 2 (1) (g). While the light posts do not form an 'element' as part of the application (being exempt from approval), they do form part of the proposal.

The light posts are 6 metres high, and utilise a Sylvania Streetled (Mk3) light which is a common form of street lighting used throughout the Council area. Given that Greentree Boulevard is an illuminated street, the addition of street lights within the revised carpark layout is not considered to create an unreasonable level of additional light spill, and will assist with passive surveillance of the carpark areas during the night in order to discourage unsociable behavior, consistent with Design in Urban Areas PO 2.1 and Interface Between Land Uses PO 6.1.

The site is located within the Playford Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints and is within the Controlled Light Installation Area (within 6km buffer area from runways) which places restrictions on the amount of upward light emitted. Like all street lighting within the buffer area, the particular street lights have been chosen by the Council as they comply with these requirements.

For the reasons stated above, it is considered that the proposal achieves the relevant provisions relating to interfaces between land uses and will not unreasonably impact on sensitive receivers nearby.



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6.4.3 Parking, Movements and Access

Parking

Transport, Access, and Parking **PO 5.1** states:

'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.'*

The subject site is within the Open Space Zone, which is not a Designated Area, and therefore Table 1 – General Off-Street Car Parking Requirements is relevant to the assessment of parking for the proposal.

Table 1 seeks for a minimum of 10 spaces per 100m² of total floor area for a community facility. The proposed community facility has a total floor area of 368m² including the external verandah areas, which creates a requirement of 37 vehicle parking spaces (rounded up). The proposed new parking arrangement provides 40 parking spaces (including an accessible space), exceeding the requirements of Table 1. It is therefore considered that the proposed parking provision is sufficient to meet the needs of the development and satisfies PO 5.1.

Carparking Appearance

The Design in Urban Areas assessment provisions relating to carparking appearance are addressed below.

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

PO 7.4 *Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.*



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PO 7.5 *Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.*

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

PO 7.7 *Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.*

Pedestrians are able to easily and conveniently access the building from both the rear carpark and Greentree Boulevard due to the pedestrian paths on the northern and southern sides of the building, consistent with PO 7.3.

The parking area does not provide landscaping within the parking area, so as to maximise the space available for parking and minimise the carpark footprint/impervious surface. Given the amount of open space surrounding the carpark (and building) which includes existing landscaping and new landscaping areas, the proposal is considered to satisfy the intent of PO7.5 and 7.6.

Both the parking areas and the stormwater from roofed areas of the building will be directed towards a new swale, located on the south eastern side of the proposed carpark. While a complete landscaping plan has not been provided for the proposal, we understand that future landscaping works are planned by Council in accordance with their planting specification.

For this development, the hard surfaced areas and overall footprint have been kept to a minimum in order to minimally impact existing landscaping and maintain areas of soft landscaping in appropriate locations to minimise heat absorption and reflection; contribute shade and shelter; provide for stormwater infiltration and biodiversity; and enhance the appearance of land and streetscapes and achieves the relevant soft landscaping criteria.

Access

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

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.*



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The proposal seeks to provide a new access point to the revised carpark, which is further to the north east than the existing arrangement on Greentree Boulevard. The revised access point facilitates a simpler left in left out maneuver to and from the site which will allow for simultaneous two-way vehicle movements, while providing greater separation/sightlines from the bend in Greentree Boulevard to the south west while maintaining a compact carpark, including crossover areas.

In maintaining a compact carpark, the relocated accessway allows access to the carpark isle while maintaining the maximum area for parking, improving the functionality over the previous arrangement. The new access point maintains existing on street parking along Greentree Boulevard, while maintaining a singular access points to the site, therefore minimising potential conflict points.

The access / egress point has been sited and designed to accommodate domestic B85 vehicles. The access point does not conflict with any street trees or infrastructure, neighbouring access points or any road intersections in accordance with the above provisions.

On this basis, the proposed vehicle access and car parking arrangements are considered to satisfy the most pertinent provisions of the Planning and Design Code.



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6.4.4 Hazards (Flooding)



Figure 3 – Hazards (Flooding) and Hazards (Flooding – General) Overlay

Hazards (Flooding) Overlay PO 3.5 states:

Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.

Hazards (Flooding-General) Overlay PO 2.1 states:

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.

The site is located within both a Hazards (Flooding) Overlay and a Hazards (Flooding – General) Overlay which can be attributed in part due to the sites proximity to the Little Para River (refer Figure 3). As detailed by Figure 3, the building footprint is located outside of areas impacted by the Hazards (Flooding) Overlay.



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and as such is not located on land that is likely to contain a flow path, or by its location, would be likely to displace flood waters or exacerbate flooding on adjacent land/land further upstream or downstream. The proposal is therefore considered to satisfy the *Hazards (Flooding) Overlay*.

The fringe of the building footprint is located within an area impacted by the *Hazards (Flooding – General) Overlay*, which mainly concerns itself with maintaining a sufficient freeboard so as to minimise the potential of flooding during a 1% AEP event.

The proposal has taken this into account, by specifying a relative level (RL) of 450mm above natural ground level, in order to satisfy the minimum freeboard requirements set out by DPF 2.1, and is thereby considered to satisfy the corresponding PO (3.1).

As a result of the above, the proposal is considered to adequately address both the *Hazards (Flooding)* and *Hazards (Flooding – General) Overlays*.

6.4.5 Water Resources Overlay

As previously mentioned, the site is located within close proximity to the Little Parra River and as a result is contained within a *Water Resources Overlay* (Refer Figure 4).



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Figure 4: Water Resources Overlay

The Desired Outcomes for the Water Resources Overlay are:

DO1 Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.

DO2 Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

The proposed community facility is located partially inside the overlay area, which extends a 50 metre wide buffer from the approximate centerline of the Little Parra River. The proposed building footprint is located in a flat area which currently contains a carpark, verandah structure and gravel areas and as a result does not form part of a water course, its riverbank, wetlands or natural floodplain. As detailed previously, the building footprint will be raised 450mm to provide flood protection; however, as evident from the elevations, areas around the building will be set down at natural ground level, thereby minimising the extent of earthworks needed to facilitate the development, consistent with PO 1.1 and 1.2 of the overlay.

All roofed and hardstand areas will direct stormwater to the swale adjacent the vehicle parking area, which will filter and treat stormwater; collecting sediments and nutrients prior to its entry into the watercourse, consistent with PO 1.5 and 1.8 of the overlay. As a result of the measures discussed above, the proposal is considered to comply with the desired outcomes and performance outcomes of the Water Resources Overlay.

7.0 Conclusion

The proposal seeks to construct a single level community sports facility incorporating changerooms, kiosk, community space, reconfiguration of carpark area and landscaping on the land at Lots 1130, 1138 and 1139 Greentree Boulevard Paralowie, which is within the Open Space Zone.

The development supports existing recreation land uses by way of providing an overflow and training facility adjacent the existing cricket grounds, which is intended to cater for the immediate and greater locality. The form of the building is residential in scale, and is screened by both existing and new landscaping.

The development replaces an existing vehicle car park and verandah shade structure, and groups the building and carpark footprint close to an existing antenna facility so as to minimise disturbance to mature vegetation on the site, whilst maintaining the natural environment including areas surrounding the adjacent Little Parra River by measures including minimising its footprint and diverting stormwater into a proposed swale, which is incorporated as part of the vehicle parking area.



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To overcome the risk of flooding, the development adopts a higher floor level limited to the building footprint which while protecting the building and its occupants, ensures that existing flow paths and flood areas are maintained.

Overall, the proposed 'community facility' and 'shop' development is consistent with the Planning and Design Code in so far that the proposal:

- is not seriously at variance with the Planning and Design Code;
- is in accordance with the state interests reflected in the relevant overlays;
- is in accordance with the Desired Outcomes and Performance Outcomes of the Open Space Zone;
- is in accordance with the Performance Outcomes of the relevant General Development provisions;
- will not have any adverse impacts on the amenity of the locality, the future development of the locality or detrimentally impact upon any surrounding development.

After careful consideration of the proposed development and having regard to the relevant Assessment Provisions of the Planning and Design Code, it is my opinion, that the application represents an appropriate form of development in the context of the unique circumstances of the subject land and locality.

For all these reasons, Planning Consent is warranted.

We look forward to your support of this proposal. If you have any further questions regarding this application or require additional information, please contact me on 0499 933 311.

Yours sincerely,



Mark Kwiatkowski MPiA CPP

Director + Principal Urban Planner

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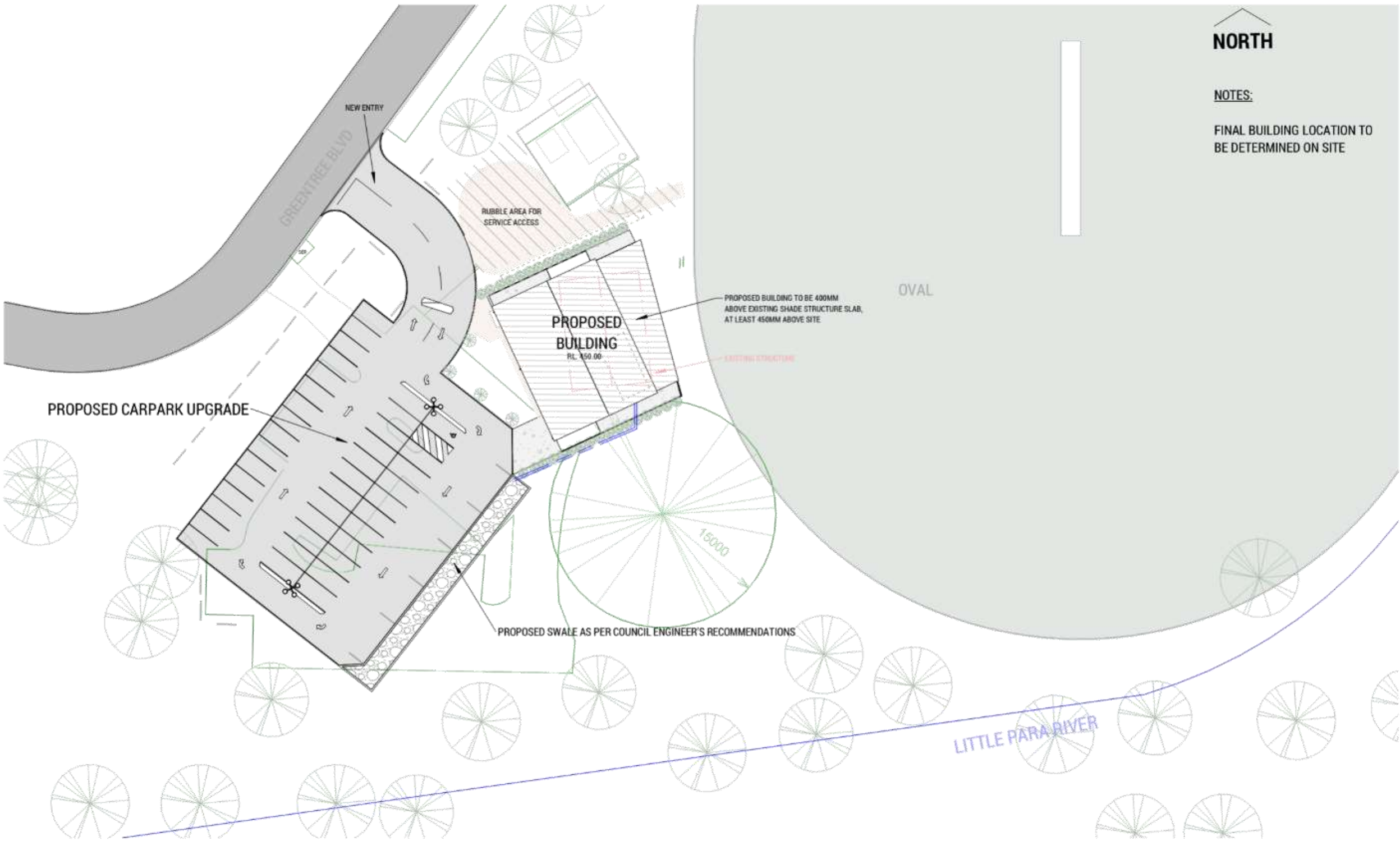
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DRAWING REGISTER	
SHEET NUMBER	SHEET NAME
A-001	COVER
A-101	PROPOSED LOCATION PLAN
A-102	DEMOLITION PLAN
A-103	PROPOSED SITE & LANDSCAPING PLAN
A-201	PROPOSED FLOOR PLAN
A-301	ELEVATIONS
A-303	SECTIONS
A-401	PANEL DETAILS
A-402	PANEL DETAILS
A-501	DOOR & WINDOW SCHEDULE
A-601	CARPARK SITE AND STORMWATER PLAN
A-701	3D
A-702	3D

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1 Location Plan
1 : 500

an Construction Pty Ltd
Building Size
4000 sqm, SA, 5000
1000 1450 200 200
1000 1450 200 200
1000 1450 200 200

CLIENT
City of Salisbury
PROJECT



DATE	NOTE

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verifying site dimensions before commencing work
or making shop drawings. The drawings are to be
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(specifications, schedules etc). Report any

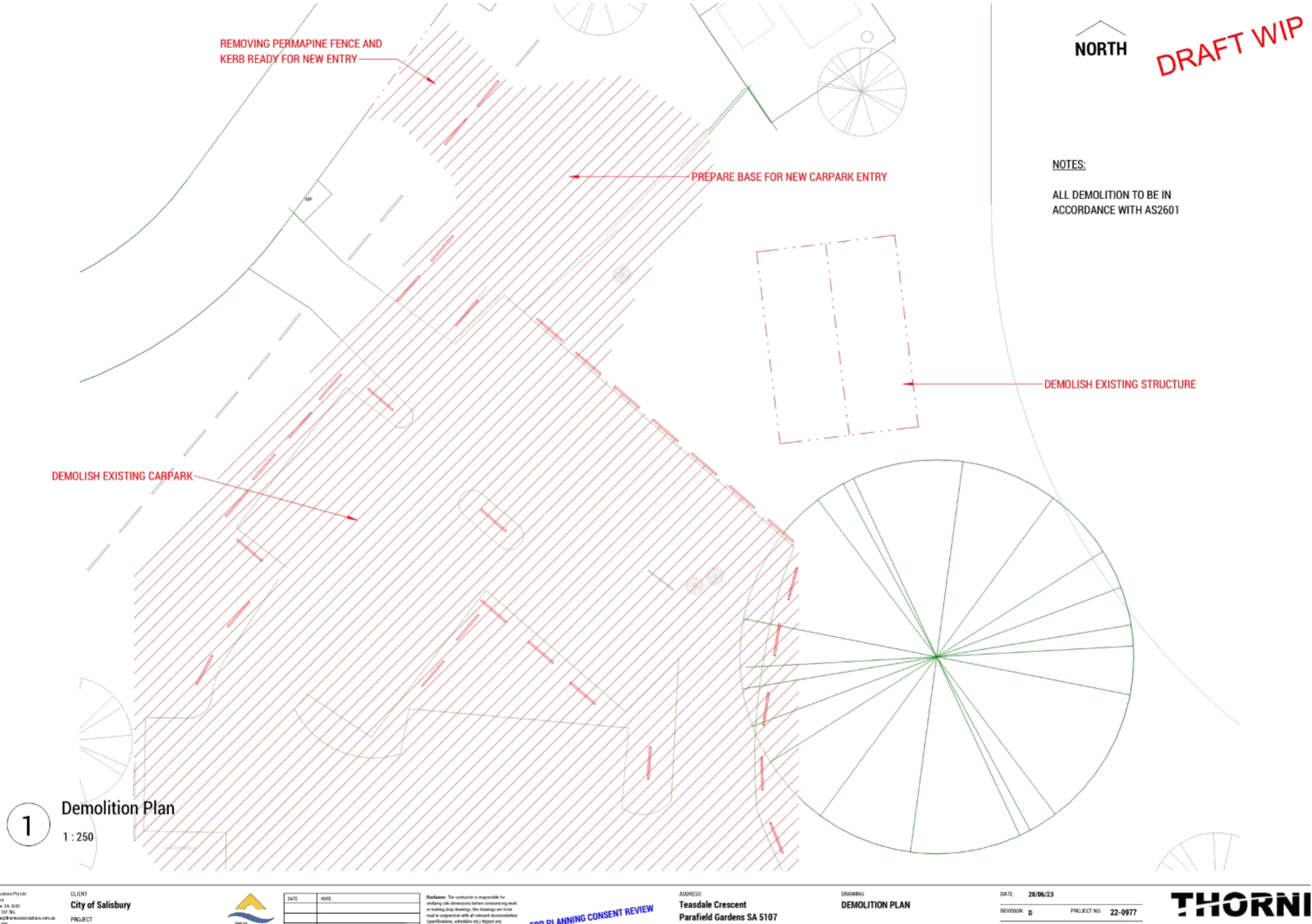
FOR PLANNING CONSENT REVIEW

ADDRESS
Teasdale Crescent
Parafield Gardens SA 5107

DRAWING
PROPOSED LOCATION PLAN

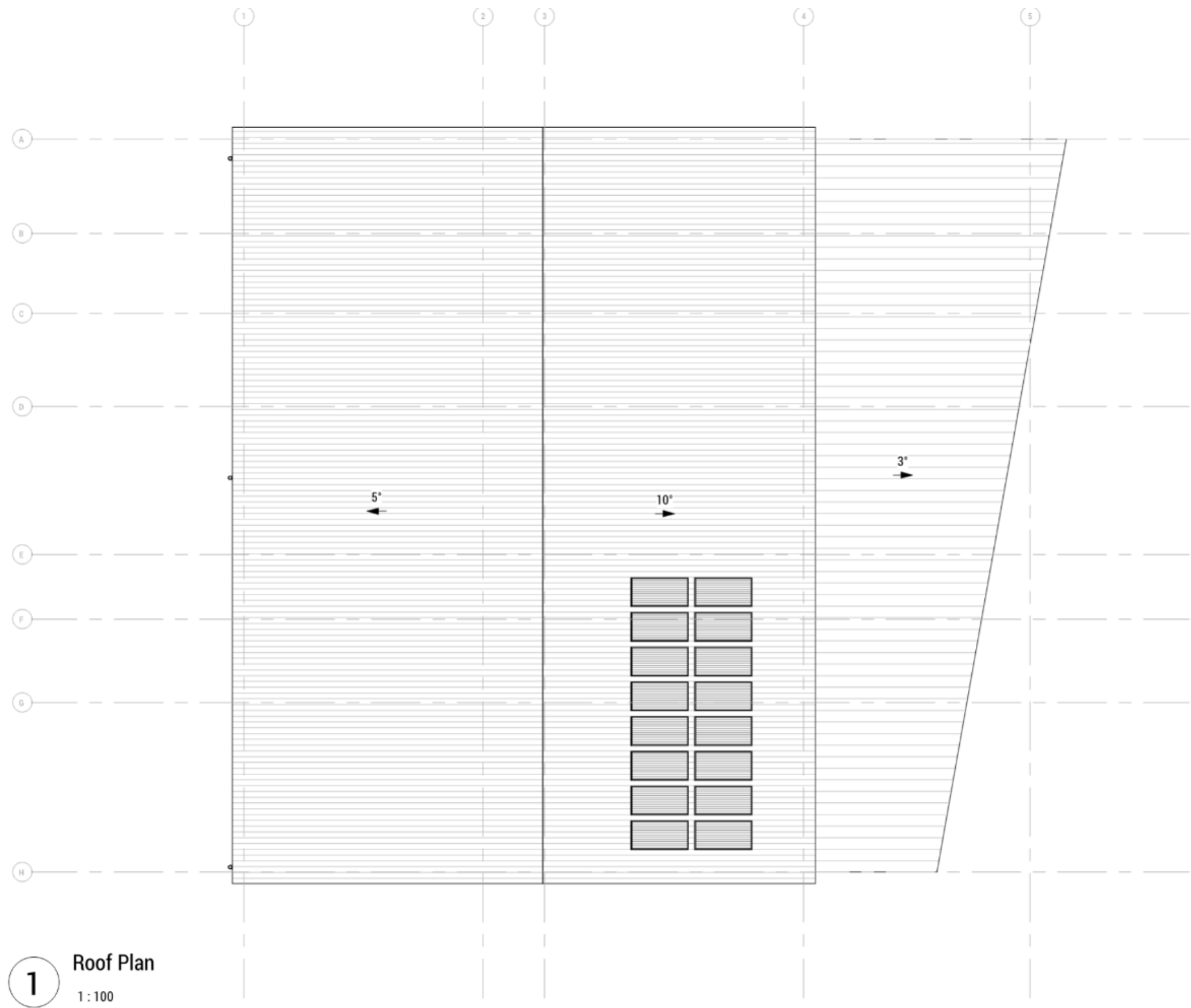
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REVISION	E1
PROJECT NO.	22-0977

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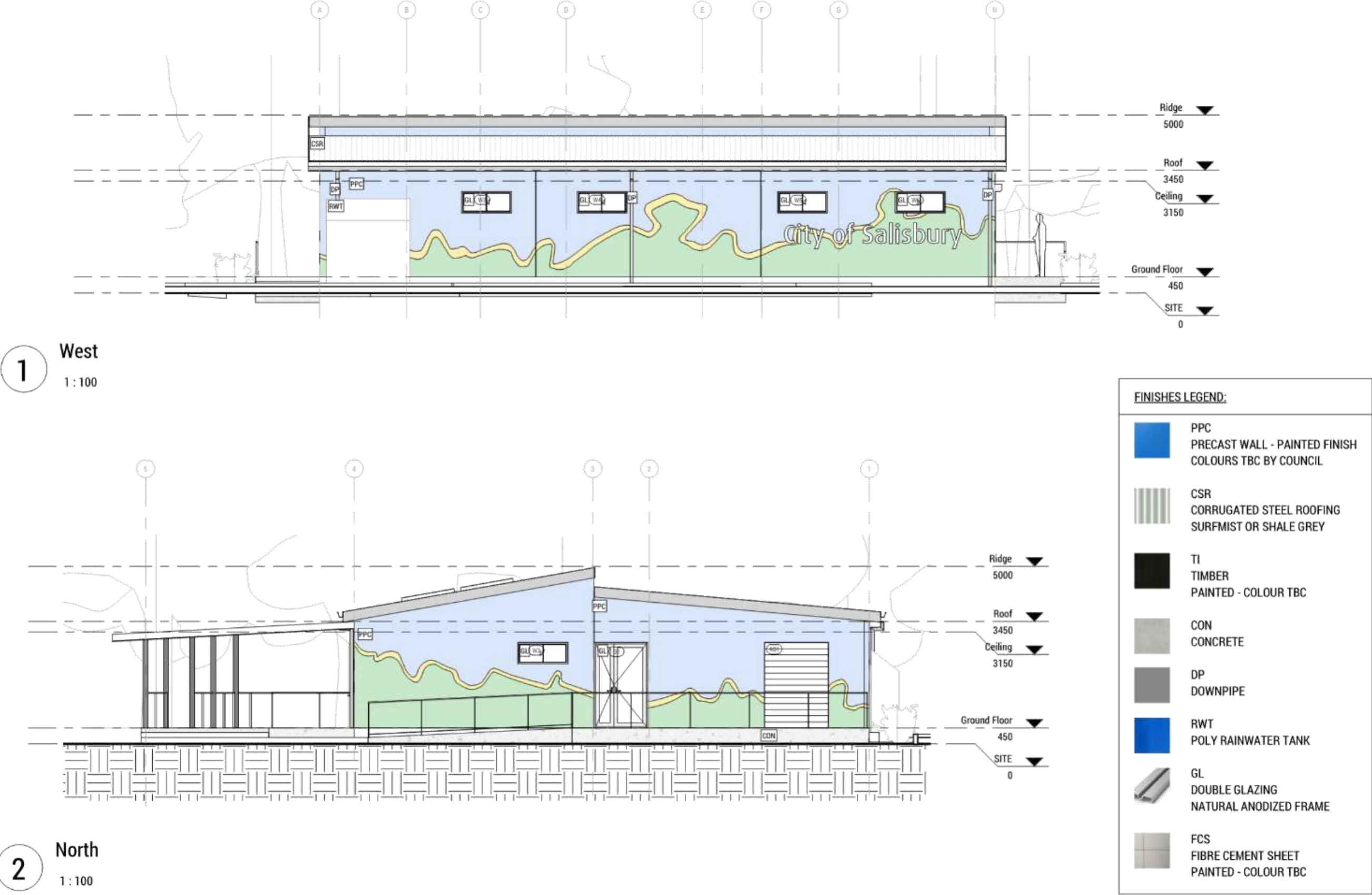


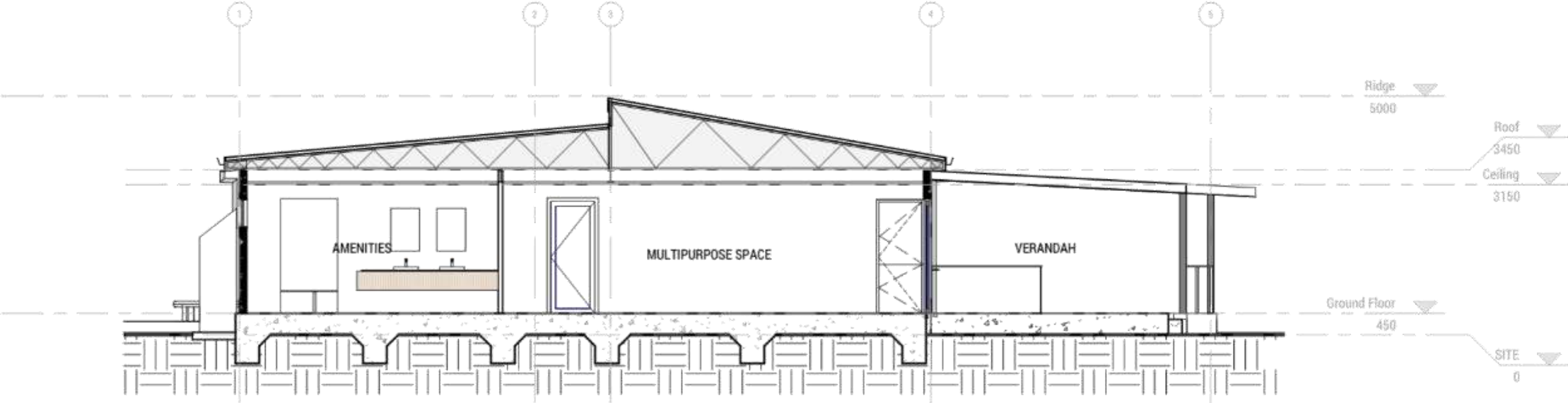




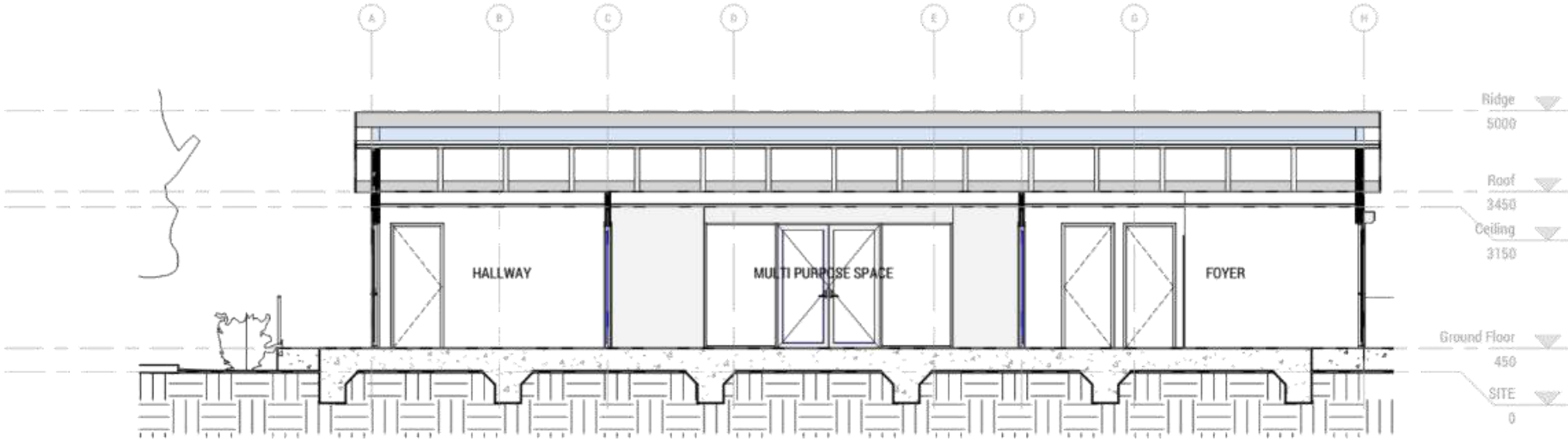
1 Roof Plan
1 : 100







1 Section A
1 : 100



2 Section B
1 : 100

we Consultations Pty Ltd
Building Size
4000 Sqm, SA, 5020
0845 237 786
info@weconsultations.com.au

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City of Salisbury
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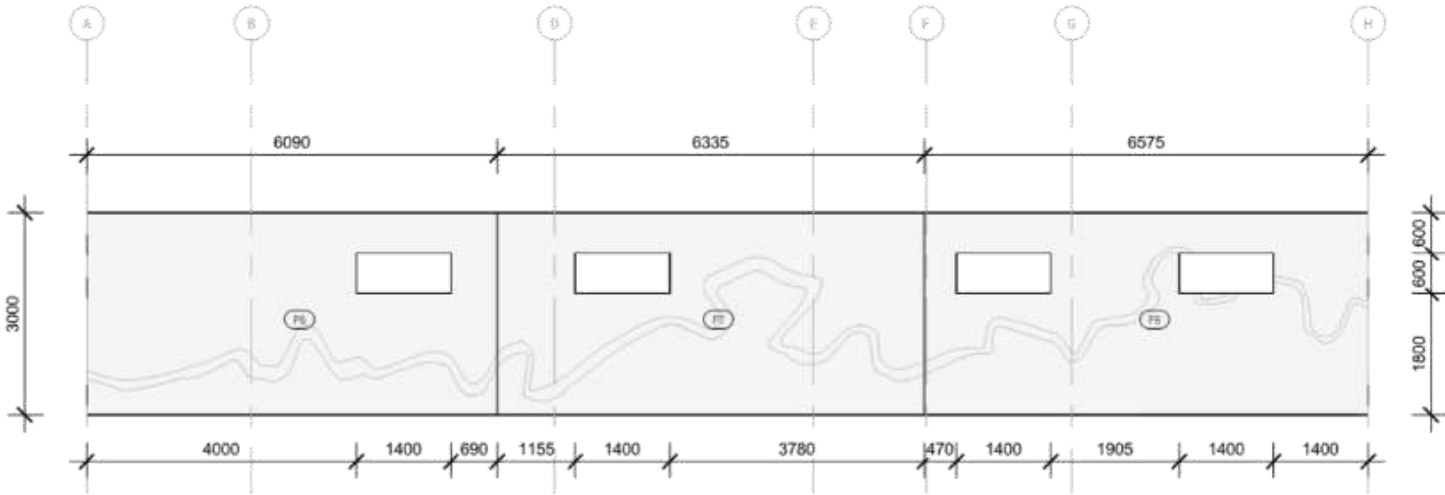
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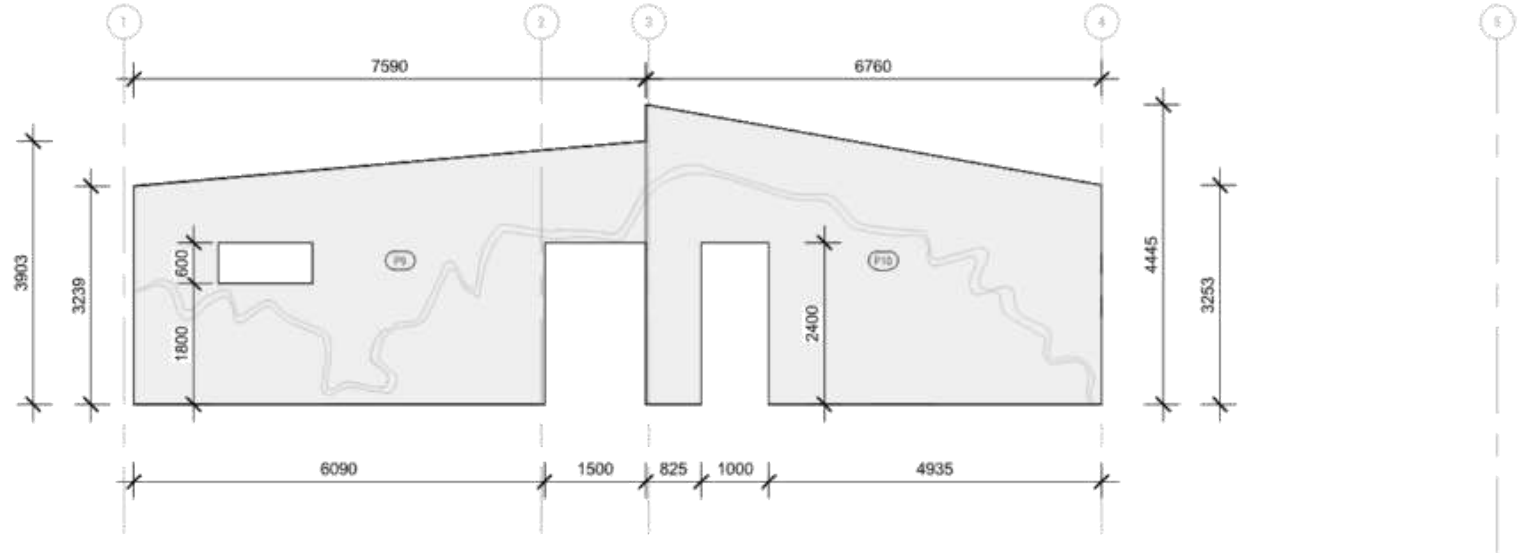
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SECTIONS

DATE 15/08/23
REVISION E PROJECT NO. 22-0977

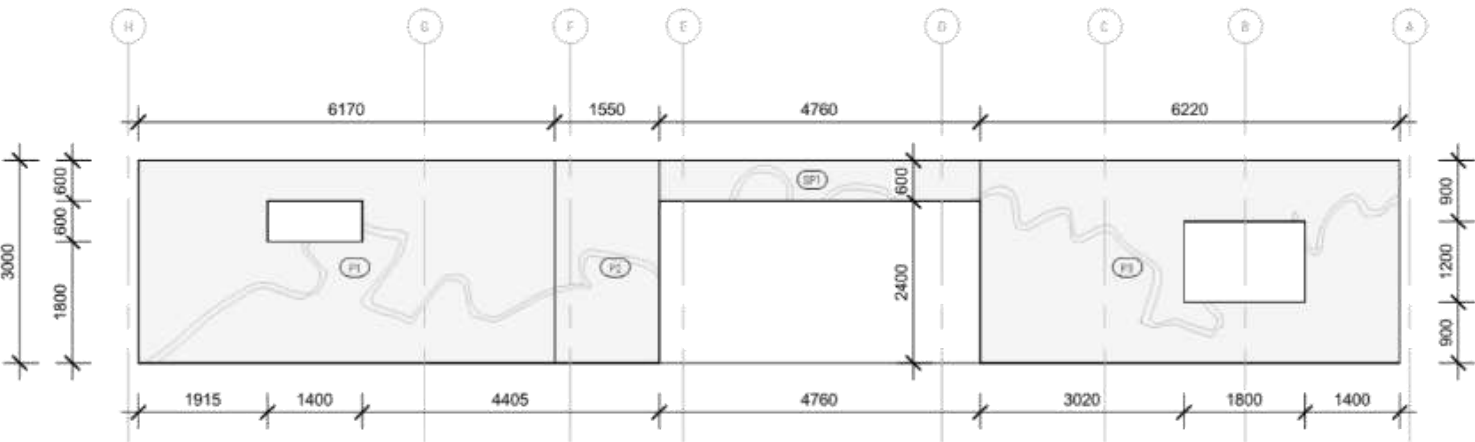
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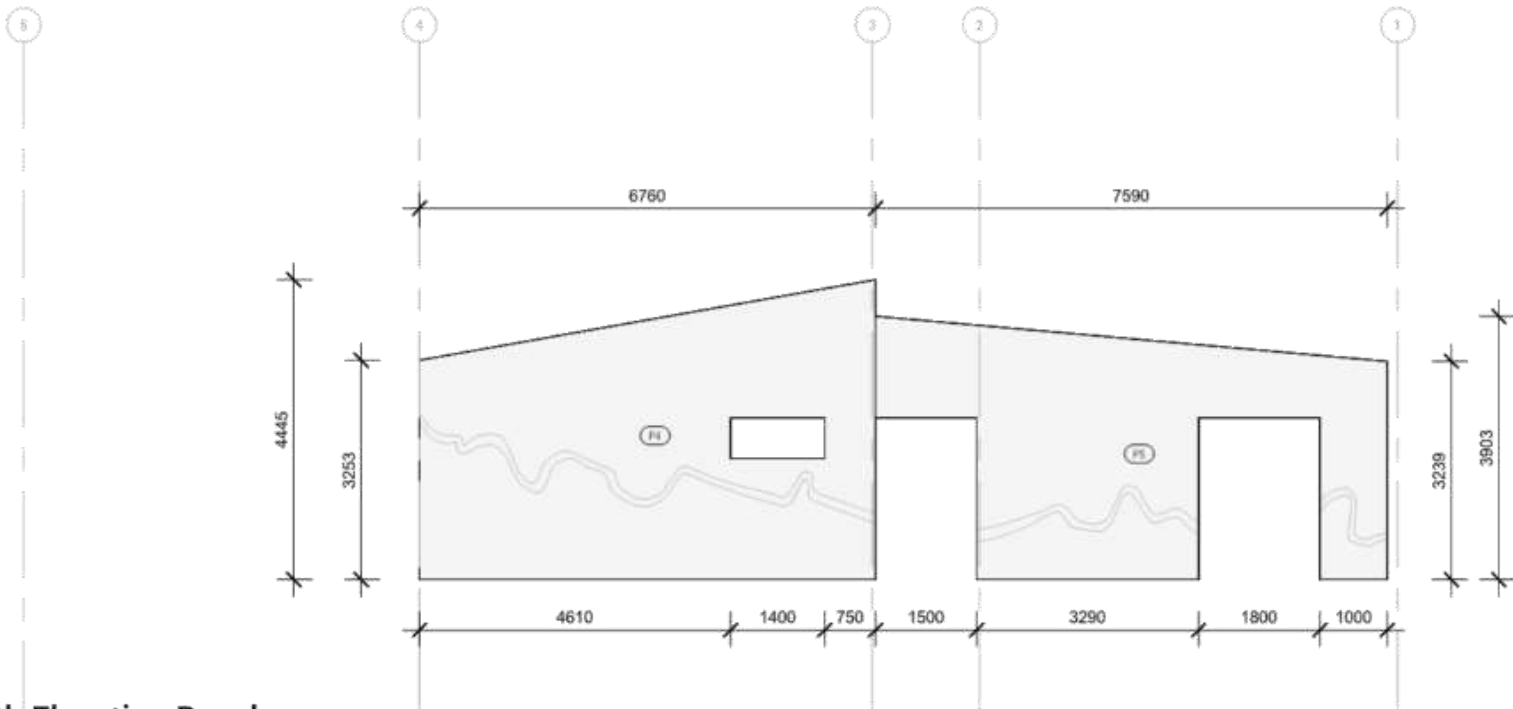
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1 : 100



2 South Elevation Panels
1 : 100



1 East Elevation Panels
1 : 100



2 North Elevation Panels
1 : 100

as Construction Pty Ltd
Building Size
West (Shaw, SA, 5020)
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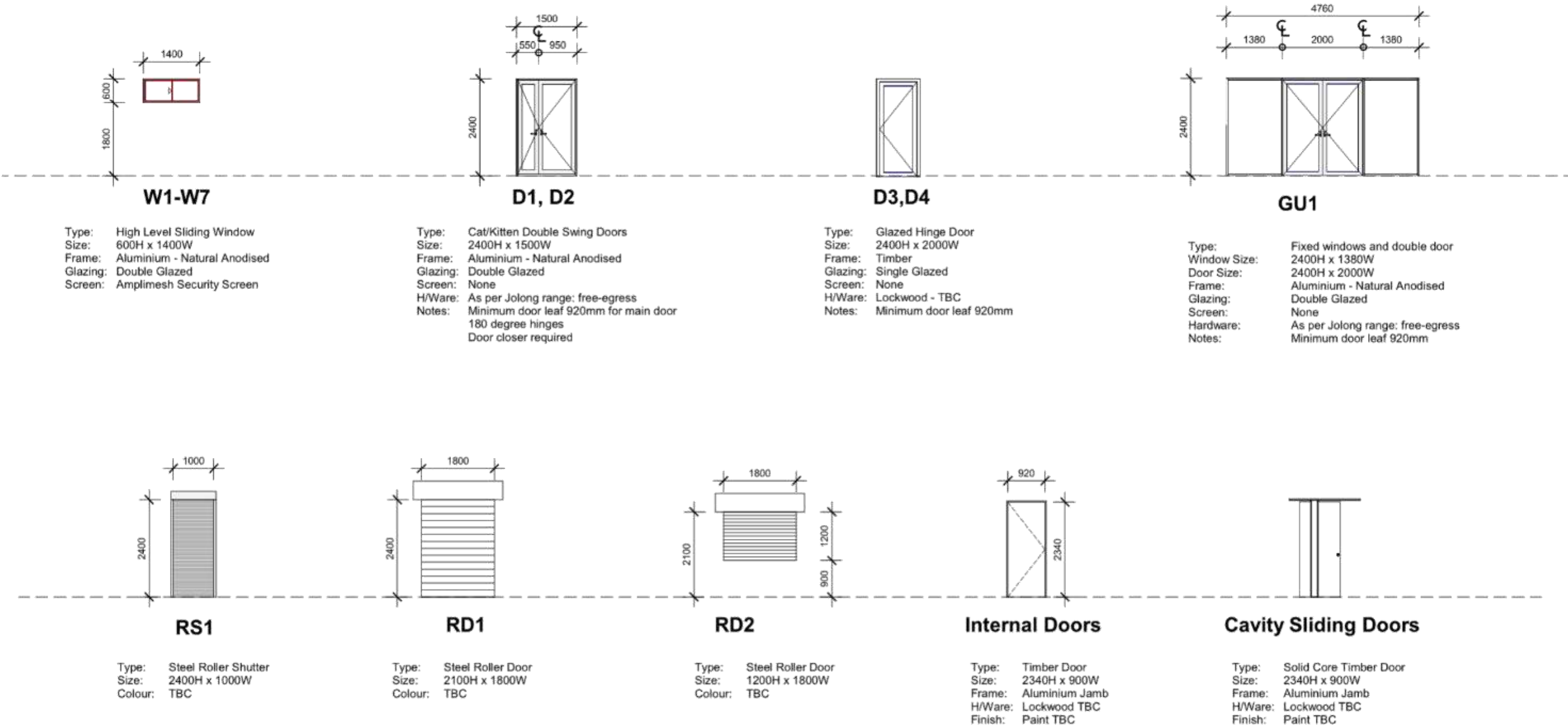
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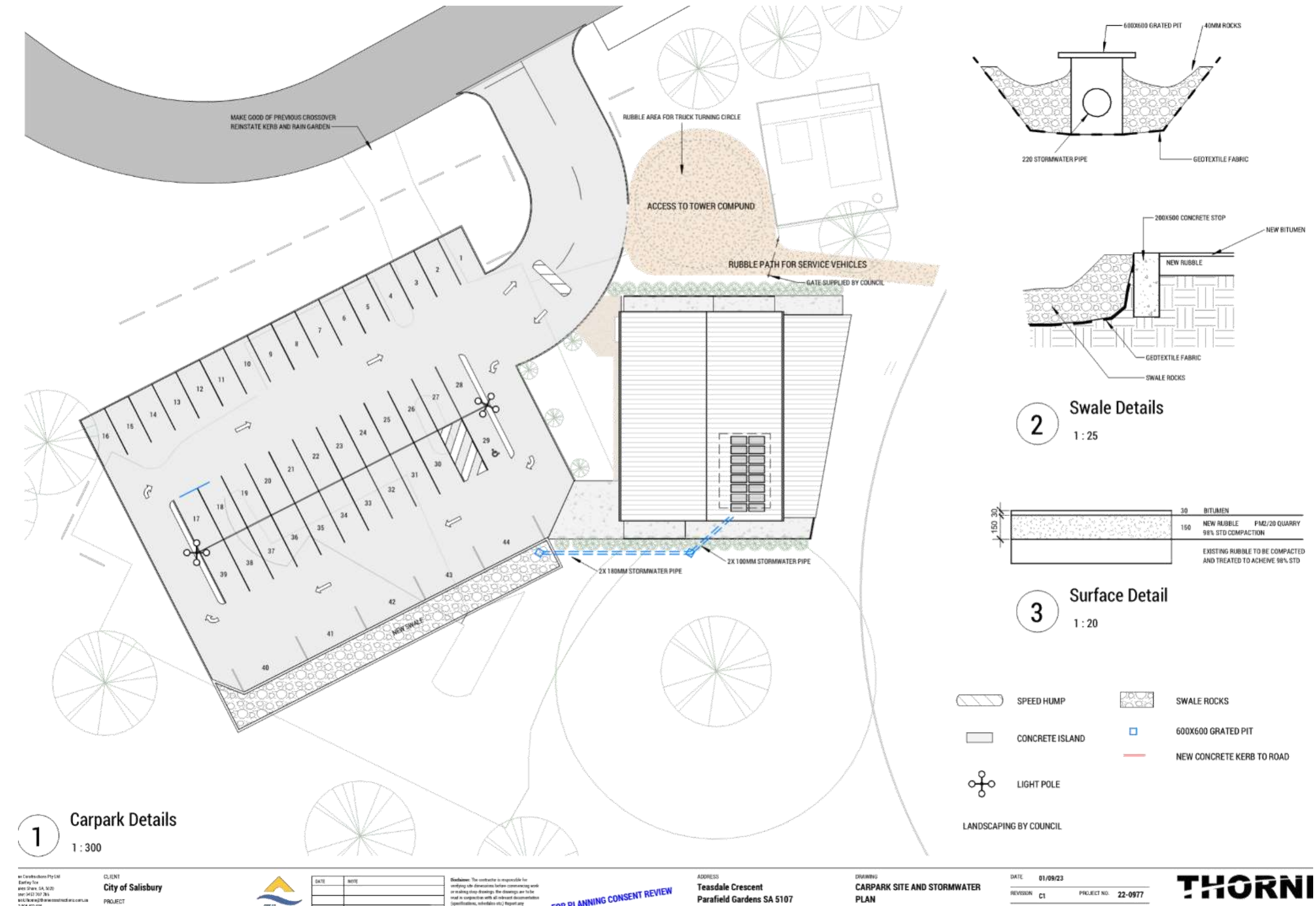
DRAWING
PANEL DETAILS

DATE 15/08/23
REVISION D PROJECT NO. 22-0977

THORNI



Doors and Windows
1 : 100





Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

we Constructed Pty Ltd
Building Size
1000 sqm (SA, 5000)
1000 sqm (SA, 5000)
1000 sqm (SA, 5000)

CLIENT
City of Salisbury
PROJECT



DATE	NOTE

Disclaimer: The contractor is responsible for verifying the dimensions before commencing work or making any drawings. The drawings are to be used in conjunction with all relevant documentation (specifications, schedules etc.) Report any

ADDRESS
**Teasdale Crescent
Parafield Gardens SA 5107**

DRAWING
3D

DATE	REVISION	PROJECT NO.
		22-0977





Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

we Constructed Pty Ltd
Building Size
1000 sqm (SA, 5000)
1000 sqm (SA, 5000)
1000 sqm (SA, 5000)

CLIENT
City of Salisbury
PROJECT



DATE	NOTE

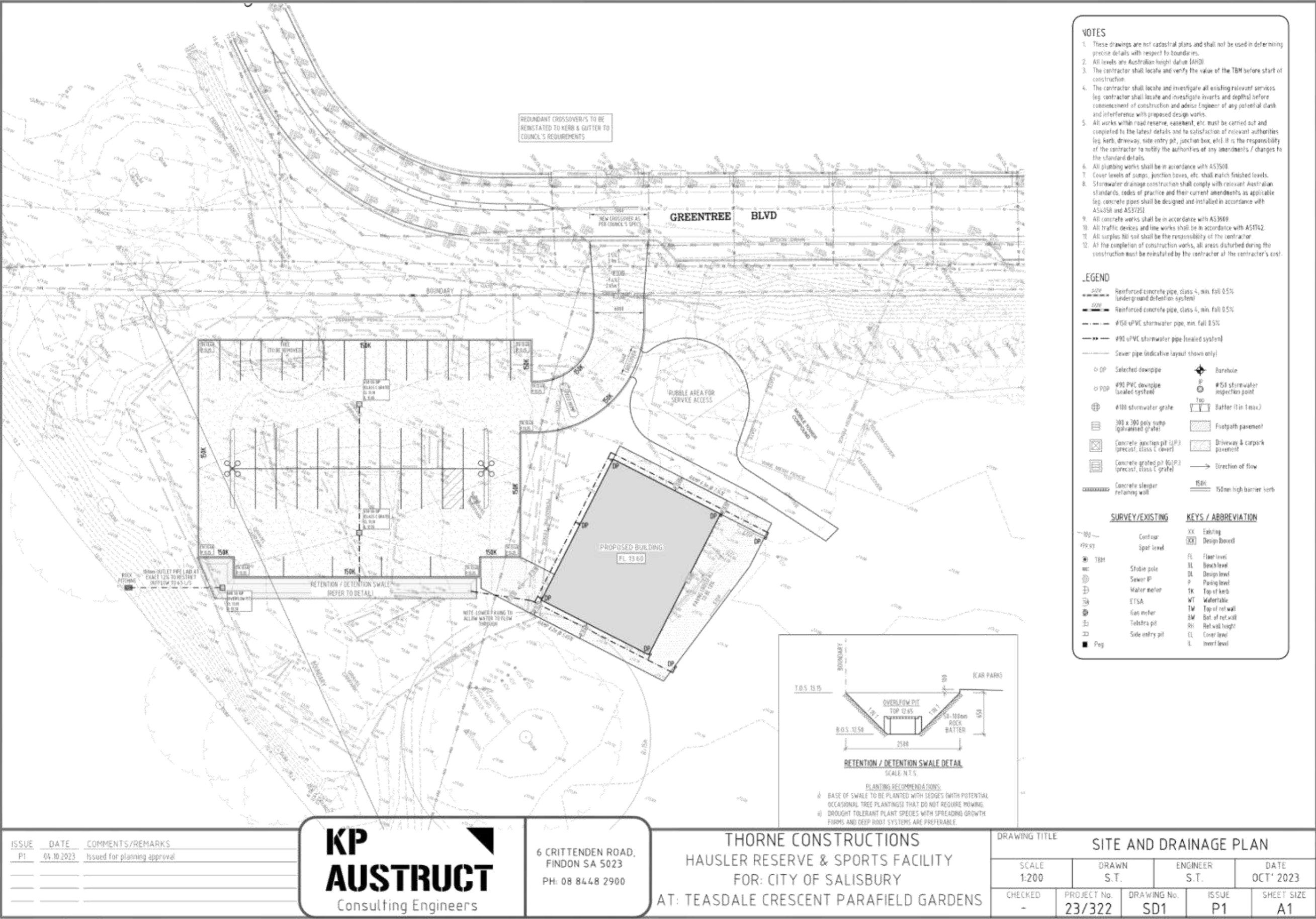
Disclaimer: The contractor is responsible for verifying the dimensions before commencing work or making any drawings. The drawings are to be used in conjunction with all relevant documentation (specifications, schedules etc.) Report any

ADDRESS
**Teasdale Crescent
Parafield Gardens SA 5107**

DRAWING
3D

DATE	REVISION	PROJECT NO.
		22-0977







ABN: 50 663 097 229
6 Crittenden Road Findon
Phone: (08) 5448 2900
Email: admin@kpastruct.au

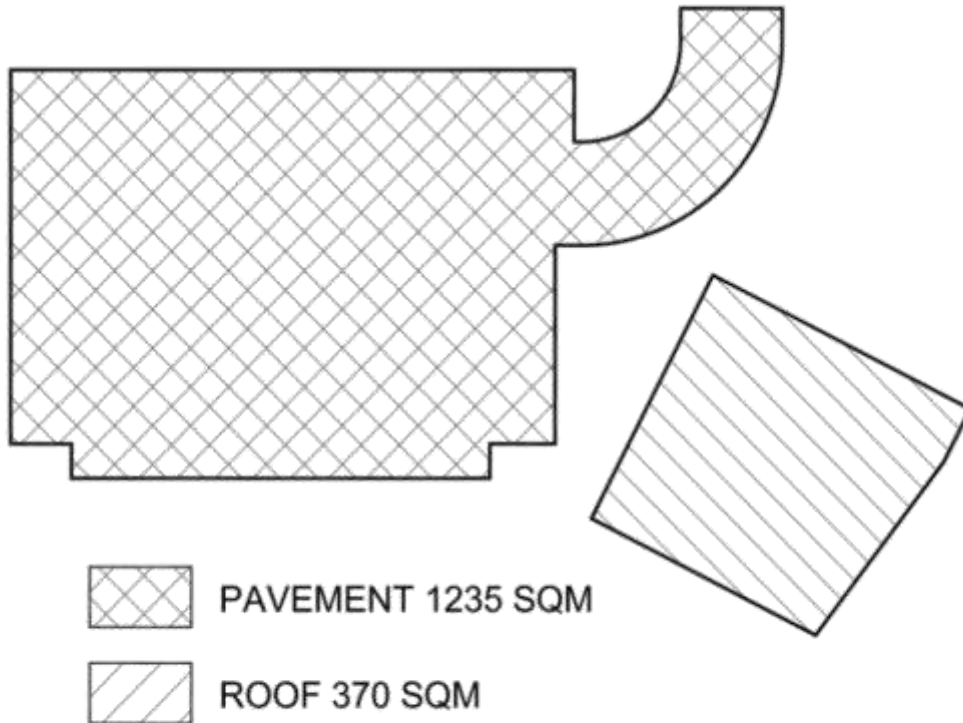
STORMWATER CALCULATIONS

Job Number: 23/322
For: THORNE CONSTRUCTIONS
Site Address: TEASDALE CRESCENT, PARAFIELD GARDENS
Design: S.T.
Date: OCT'23

KP
AUSTRUCT

Job: 23/322
Design: S.T.
Date: OCT'23
Sheet: SW1

POST-DEV CATCHMENT LAYOUT





Job: 23/322
Design: S.T.
Date: OCT'23
Sheet SW2

PRE-DEV FLOW	<u>20% AEP</u>
Proposed impervious area =	1605 m ²
Run-off coefficient (C) =	0.25
Time of concentration (t _c) =	10 mins
Rainfall intensity (I) =	59.3 mm/hr
Q _{pre} = CIA / 3600 =	6.6 l/s



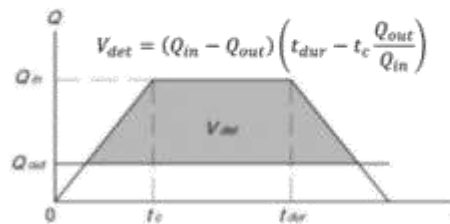
Job: 23/322
 Design: S.T.
 Date: OCT'23
 Sheet: SW3

POST-DEV FLOW

Design AEP: 1%
 Roof = 370 m² C = 0.95
 Pavement = 1235 m² C = 0.75
 Lawn = 0 m² C = 0.12
 Time of concentration (t_c) = 10 mins

Select Q_{out} = 6.5 l/s

t _{dur} mins	I mm/hr	Q _{in} l/s	V _{det} cbm
5	174.0	61.76	-
10	126.0	44.72	19.6
15	102.0	36.20	23.5
20	86.4	30.67	25.9
25	75.8	26.90	27.6
30	67.8	24.06	28.8
35	61.6	21.86	29.5
40	56.6	20.09	30.0
45	52.5	18.63	30.2
50	49.1	17.43	30.3
55	46.1	16.36	30.2
60	43.5	15.44	29.9
90	33.1	11.75	26.6
120	27.1	9.62	21.2
180	20.3	7.21	7.2
240	16.5	5.86	-



	A	C	AxC	Coverage	V _{det}
Roof	370	0.95	352	28%	8.3
Paving	1235	0.75	926	72%	22.0
Lawn	0	0.12	0	0%	0.0
	1605	0.80	1278	100%	30.3

(see page SW4 -->)



Job: 23/322
 Design: S.T.
 Date: OCT'23
 Sheet: SW4

POST-DEV FLOW (CONT.)

DESIGN SUMMARY

DESIGN AEP: 1%
Required detention:
 Roof: 8.3 cbm
 Pavement + lawn: 22.0 cbm
 30.3 cbm

Provided:
 31.9 cbm Swale
 Total 31.9 cbm ∴ satisfied

VOLUMN CALCULATIONS

Swale		
A _{top}	89.2	sqm
A _{bot}	38.5	sqm
Depth	0.5	m
Volumn	31.9	cbm

SIZING OF BASIN OUTLET PIPE


Pipe diameter = 0.1 m
 Area (A) = 0.007854 m²
 Perimeter (P) = 0.314159 m
 ->Hyd. radius (R) = 0.025000 m

Pipe gradient (S_f) = 0.012 m/m
 Roughness (n) = 0.011 (PVC)

$$V = (1/n) \cdot R^{2/3} \cdot S_f^{1/2} = 0.85145 \text{ m/s}$$

$$Q = A \times V = 0.00669 \text{ m}^3 \text{ or } 6.7 \text{ l/s}$$

Provide 100mm outlet pipe laid at 1.2%.



Product

Date/Time

Customer Reference


Order ID

Register Search (L1 0003/974)

14/02/2023 10:33AM

Hausler 2 A1130


20230214002391



REAL PROPERTY ACT, 1986

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 5553 Folio 974

Parent Title(s)

CT 4120/576

Creating Dealing(s)

CONVERTED TITLE

Title Issued

10/07/1998

Edition

1

Edition Issued

10/07/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF SALISBURY
OF PO BOX 8 SALISBURY SA 5108

Description of Land

ALLOTMENT (RESERVE) 1130 DEPOSITED PLAN 10605
IN THE AREA NAMED PARALOWIE
HUNDREDS OF MUNNO PARA AND YATALA

BEING A RESERVE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Land Services SA

Page 1 of 1

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

Page 80
Council Assessment Panel Agenda - 30 January 2024

City of Salisbury




Product	Historical Search
Date/Time	14/02/2023 10:33AM
Customer Reference	Hausler 2 A1130
Order ID	20230214002391

Certificate of Title


Title Reference: CT 5553/974
Status: CURRENT
Parent Title(s): CT 4120/576
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 10/07/1998
Edition: 1

Dealings

No lodged Dealings found.




ProductRegister Search (CT 5473/407)
Date/Time14/02/2023 10:35AM
Customer ReferenceHausler A1139
Order ID20230214002431



REAL PROPERTY ACT, 1986
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 5473 Folio 407

Parent Title(s)	CT 4205/145		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	20/11/1997	Edition 1	Edition Issued 20/11/1997

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF SALISBURY
OF PO BOX 8 SALISBURY SA 5108

Description of Land

ALLOTMENT 1139 FILED PLAN 13779
IN THE AREAS NAMED PARAFIELD GARDENS AND PARALOWIE
HUNDREDS OF MUNNO PARA AND YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 23/2013

Administrative Interests	NIL
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Land Services SA

Page 1 of 2



Product	Register Search (C.I. 5473/407)
Date/Time	14/02/2023 10:35AM
Customer Reference	Hausler A1139
Order ID	20230214002431






Product	Historical Search
Date/Time	14/02/2023 10:35AM
Customer Reference	Hausler A1139
Order ID	20230214002431

Certificate of Title

Title Reference: CT 5473/407
Status: CURRENT
Parent Title(s): CT 4205/145
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 20/11/1997
Edition: 1

Dealings


No lodged Dealings found.



Product
Date/Time
Customer Reference
Order ID


Register Search (L1 0003/973)
14/02/2023 10:28AM
Hausler A1138
20230214002311

REAL PROPERTY ACT, 1986



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 5553 Folio 973

Parent Title(s) CT 4120/577

Creating Dealing(s) CONVERTED TITLE

Title Issued 10/07/1998 Edition 6 Edition Issued 07/09/2017

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF SALISBURY
OF PO BOX 8 SALISBURY SA 5108

Description of Land

ALLOTMENT (RESERVE) 1138 DEPOSITED PLAN 10606
IN THE AREA NAMED PARALOWIE
HUNDREDS OF MUNNO PARA AND YATALA

BEING A RESERVE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12748482	LEASE TO AXICOM PTY. LTD. (ACN: 090 873 019) COMMENCING ON 01/09/2014 AND EXPIRING ON 31/08/2034 OF PORTION (CCA AREA IN F250435)
12748483	LEASE TO AXICOM PTY. LTD. (ACN: 090 873 019) COMMENCING ON 01/09/2014 AND EXPIRING ON 31/08/2034 OF PORTION (H IN G147/2004)
13081655	LEASE TO OPTUS MOBILE PTY. LTD. (ACN: 054 365 696) COMMENCING ON 10/06/2018 AND EXPIRING ON 31/08/2034 OF PORTION (B IN G44/2002)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G147/2004
PLAN FOR LEASE PURPOSES VIDE G17/2003
PLAN FOR LEASE PURPOSES VIDE G44/2002
PLAN FOR LEASE PURPOSES VIDE G52/2004
PLAN FOR LEASE PURPOSES VIDE G569/2001
APPROVED FILED PLAN FOR LEASE PURPOSES FX250435
NEW EDITION CREATED DUE TO EXPIRATION OF LEASE

Administrative Interests NIL

Land Services SA

Page 1 of 1



Product
Date/Time
Customer Reference
Order ID


Historical Search
14/02/2023 10:28AM
Hausler A1138
20230214002311

Certificate of Title

Title Reference: CT 5553/973
Status: CURRENT
Parent Title(s): CT 4120/577
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 10/07/1998
Edition: 6

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
18/03/2019	01/04/2019	13081655	LEASE	REGISTERED	OPTUS MOBILE PTY. LTD. (ACN: 054 365 696)
21/06/2017	05/07/2017	12748483	LEASE	REGISTERED	AXICOM PTY. LTD. (ACN: 090 873 019)
21/06/2017	05/07/2017	12748482	LEASE	REGISTERED	AXICOM PTY. LTD. (ACN: 090 873 019)
21/06/2017	05/07/2017	12748481	SURRENDER OF LEASE	REGISTERED	10590010
21/06/2017	05/07/2017	12748480	CHANGE OF NAME (SUBSIDIARY INTEREST)	REGISTERED	AXICOM PTY. LTD. (ACN: 090 873 019) 10590010
22/11/2006	30/11/2006	10590010	LEASE	REGISTERED	CROWN CASTLE AUSTRALIA PTY. LTD. (ACN: 090 873 019)
22/11/2006	30/11/2006	10590009	LEASE	REGISTERED	CROWN CASTLE AUSTRALIA PTY. LTD. (ACN: 090 873 019)
24/06/2003	03/07/2003	9620128	LEASE	REGISTERED	CROWN CASTLE AUSTRALIA PTY. LTD. (ACN: 090 873 019)
18/11/2002	07/01/2003	9467495	LEASE	REGISTERED	OPTUS MOBILE PTY. LTD.
18/11/2002	07/01/2003	9467494	LEASE	REGISTERED	OPTUS MOBILE PTY. LTD.
18/11/2002	07/01/2003	9467493	LEASE	REGISTERED	OPTUS MOBILE PTY. LTD.
18/11/2002	07/01/2003	9467492	LEASE	REGISTERED	OPTUS MOBILE PTY. LTD.



Product

Date/Time

Customer Reference

Order ID

Title Details

14/02/2023 10:28AM

Hausler A1138

20230214002311

Certificate of Title

Title Reference

CT 5553/973

Status

CURRENT

Easement

NO

Owner Number

90000564

Address for Notices

PO BOX 8 SALISBURY SA 5108

Area

7800m² (APPROXIMATE)

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF SALISBURY
OF PO BOX 8 SALISBURY SA 5108

Description of Land

ALLOTMENT (RESERVE) 1138 DEPOSITED PLAN 10606
IN THE AREA NAMED PARALOWIE
HUNDREDS OF MUNNO PARA AND YATALA

BEING A RESERVE

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
LEASE	12748482	AXICOM PTY. LTD. (ACN: 090 873 019)
LEASE	12748483	AXICOM PTY. LTD. (ACN: 090 873 019)
LEASE	13081655	OPTUS MOBILE PTY. LTD. (ACN: 054 365 696)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4442979103	CURRENT	Lot 1130 GREENTREE BOULEVARD, PARALOWIE, SA 5108
4442979509	CURRENT	Lot 1138 GREENTREE BOULEVARD, PARALOWIE, SA

Land Services SA

Page 1 of 2



Product
Date/Time
Customer Reference
Order ID

Time Details
14/02/2023 10:28AM
Hausler A1138
20230214002311

Valuation Number	Status	Property Location Address
		5108

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G147/2004
PLAN FOR LEASE PURPOSES VIDE G17/2003
PLAN FOR LEASE PURPOSES VIDE G44/2002
PLAN FOR LEASE PURPOSES VIDE G52/2004
PLAN FOR LEASE PURPOSES VIDE G569/2001
APPROVED FILED PLAN FOR LEASE PURPOSES FX250435
NEW EDITION CREATED DUE TO EXPIRATION OF LEASE

Administrative Interests

NIL

Appendix 2

Copy of Sign Displayed on the Land and Representations

For information, the development is proposed to be located on the land shown in the attached map.

Proposed Development

LOT 1138 & LOT 1130 GREENTREE BVD
PARALOWIE SA 5108



APPLICATION NUMBER

23004431

NATURE OF DEVELOPMENT

Sports facility comprising change rooms, kiosk, amenities and verandah, upgrade to car park and landscaping

VIEW THE PLANS AND HAVE YOUR SAY ON THE APPLICATION

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

MAKE A REPRESENTATION

Up until 11:59pm on the 03-11-2023



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	23004431
Proposal	Sports facility comprising change rooms, kiosk, amenities and verandah, upgrade to car park and landscaping
Location	LOT 1130 GREENTREE BVD PARALOWIE SA 5108, LOT 1138 GREENTREE BVD PARALOWIE SA 5108

Representations

Representor 1 - Alan Nelson

Name	Alan Nelson
Address	20 TEASDALE CRESCENT PARAFIELD GARDENS SA, 5107 Australia
Submission Date	18/10/2023 11:04 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 support the development with some concerns

Reasons

Attached Documents

Representation-Da23004431-ANelson-Received18thOct2023-6715985.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016



Applicant:	Thorne Constructions
Development Number:	23004431
Nature of Development:	Sports facility comprising change rooms, kiosk, amenities and verandah, upgrade to car park and landscaping
Zone:	Open Space Zone
Subject Land:	LOT 1130 GREENTREE BVD PARALOWIE SA 5108 - CT 5553/974 LOT 1130 GREENTREE BVD PARALOWIE SA 5108 - CT 5473/407 LOT 1138 GREENTREE BVD PARALOWIE SA 5108 - CT 5553/973
Contact Officer:	Chris Carrey
Phone Number:	8406 8222
Close Date:	Fri 3 November 2023

My name*: <i>Alan Nelson</i>	My phone number: [REDACTED]
My postal address*: <i>20 Teasdale Crs. Paralowie Gdns.</i>	My email*: [REDACTED]

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development <input checked="" type="checkbox"/> I support the development with some concerns (detail below) <input type="checkbox"/> I oppose the development
-----------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>The specific reasons I believe that planning consent should be granted/refused are:</p> <p><i>Toilets and changerooms only!! A kiosk is not necessary.</i></p> <p><i>Agree to carpark being sealed but gate must be locked when no sporting events being held as hoons will come in and do burnouts, at the moment they come in and race around causing dust clouds to cover our houses.</i></p>



Government of South Australia
Attorney-General's Department

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

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: *A. Nelson*

Date: *17/10/23*

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 - Vicki Butterfield**

Name	Vicki Butterfield
Address	21 Greentree Bvd PARALOWIE SA, 5108 Australia
Submission Date	30/10/2023 06:32 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Greentree Boulevard road is already a hazard to me and any visitors that use my driveway due to cars coming around the corner and not seeing us pulling out. People, particularly children and older people, cross the road there and more traffic will make it even more dangerous. Make the facilities including the carpark over on Kings Rd.	

Attached Documents

Representations**Representor 3 - Gavin Butterfield**

Name	Gavin Butterfield
Address	21 PARALOWIE SA, 5108 Australia
Submission Date	31/10/2023 11:59 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons <p>I would support the development, and in part do . I have concern with traffic movement with that corner in particular, in the past I have voiced my concern with the dangers that exist with existing and entering my property in relation to the proximity of the blind corner. These were rejected immediately by you for the reason " people have plenty of time to stop if I am reversing out of my drive " . This is correct , if everyone pays head to speed and is not distracted while driving. After having some near misses, it is apparent that not all drivers do this . With the increased traffic in the area on weekends , Again I raise this concern. We also have enjoyed the recreational area many times with our children and grand children. Going over to throw balls run practice with the boomerang. There is not many places this can be done . Although I don't mind the guy's playing cricket there on weekends . Does it have to be all weekend ? At the moment it is . From 7 am to sometimes 9pm . Saturday and Sunday. This leaves no time for any of us local people to do anything there . Leaving it up to me to travel long distances to atchive something that I only had to walk across the road to do . Can there be some time for us to injoy the park too . My final note to you is , I know this will be ignored as you gave already started construction prep. Before the final time required to get in any concern for you to discuss. Why can't the clubrooms be built on kings road side, for all the people that don't live here Thanks anyway if you have even read this . I hope that you give this at least a little concern. Please reply</p>	

Attached Documents

RE: Notice of Development Application

**NOTE - INVALID REPRESENTATION
RECEIVED 14 NOVEMBER 2023,
AFTER THE NOTIFICATION PERIOD
HAD CLOSED ON 3RD NOVEMBER.**

To Whom it May Concern

Application IS: 23004431

Proposed Development: Sports facility comprising change rooms, kiosk, amenities, verandah upgrade to car park and landscaping.

Notified Elements: Other – Community

Subject Land: LOT 1138 Greentree BVD Paralowie SA 5108; LOT 1130 Greentree BVD Paralowie SA 5108.

Resident: 247 Kings Road Paralowie SA 5108

I strongly oppose this development due to the condition of Kings Road. Any more traffic will result in further traffic congestion on an already one lane each way road. We already have several issues regarding this, which we have brought up numerous times with numerous council members, federal and state members of parliament. Each time, it has been looked over but never actioned.

This has been an ongoing issue since Tony Zappia was the mayor of Salisbury and Mike Rann was the Premier of state.

We cannot enter or exit our property safely. I have three daughters and two grandchildren living at home currently and we have had several people crash through our fencing barley missing bedrooms and had countless cars written off. This is due to the poor condition of Kings road and a roundabout that was installed incorrectly without notification to us as the only residential property on the corner. The barricades we had asked to be installed was never council actioned.

We understand you as council cannot control drivers, however your "safety" measures have done nothing to improve the safety of my family.

Kings road cannot handle any more traffic.

As the kiosk is a small business, it is going to increase the traffic within the immediate area, it will put a strain on the utilities and will again make it even more difficult to enter and exit my property.

Regards Peter Virgin



Appendix 3

Applicant's Response to Representations and Traffic Impact Assessment



Town Planning Specialists | Planning Private Certifiers

Chris Carey
City of Salisbury

By Email: CCarrey@salisbury.sa.gov.au

RE: Response to Representations

Development Application Number: 23004431
Proposed Development: Sports facility comprising change rooms, kiosk, amenities and verandah, upgrade to car park and landscaping
Subject Land: Lot 1130 and 1138 Greentree Boulevard, Paralowie

1.0 Introduction

Adelaide Planning and Development Solutions (APDS) has been engaged by the applicant to provide a response to the representations received following public notification of a Performance Assessed development application at Lot 1130 and 1138 Greentree Boulevard, Paralowie which is within the Open Space Zone.

In preparing this response, I confirm that I have visited the subject land and locality, had regard to the representations and the relevant Assessment Provisions of the SA Planning and Design Code.

This response should be considered in addition to the Proposal Plans and relevant information provided to Council which all form part of the application documentation. A Traffic Impact Assessment from Tonkin has been provided which should be read in conjunction with this response which considers the matters raised in relation to traffic.

For the reasons I will detail below, I am of the view that the proposal for 'Sports facility comprising change rooms, kiosk, amenities and verandah, upgrade to car park and landscaping' results in a development which warrants Planning Consent.

2.0 Representation

During the public notification period, three (3) representations were received against the proposal, one who indicated they would like to talk to their representation at the decision-making hearing. It should be noted that one representation was submitted four times.

The table provides details of the name of the representor, their address, whether they wish to be heard and whether they support or oppose the proposal.

Planning & Development Solutions Pty Ltd | Town Planning Specialists | Planning Private Certifiers ABN 55 289 434 618
e: mark@adelaideplanning.com.au | ph: 0499933311 | w: www.adelaideplanning.com.au



Town Planning Specialists | Planning Private Certifiers

Name of representor	Address of representor	Wishes to be heard by CAP	In support or opposing
Alan Nelson	20 Teasdale Crescent, Parafield Gardens	Yes	Support with concerns
Vicki Butterfield	21 Greentree Boulevard, PARALOWIE	No	Oppose
Gavin Butterfield	21 Greentree Boulevard, PARALOWIE	No	Oppose

3.0 Consideration of representations

Having reviewed the representations, the concerns raised in the representations specifically relate to:

Traffic matters

- The traffic impacts on the adjoining road network here
- Sightlines for traffic movements on the 'blind corner'
- Safety for cars and pedestrians
- Carparking location (would like over on Kings Road)

Other matters

- Would like to be toilets and changeroom only.
- Access to carparking area – close gates at night
- Use of oval
- Location of structure – would like structure to be built on Kings Road side.

4.0 Approach to Assessment

Part 1 – Rules of Interpretation of the Planning and Design Code (the Code) provides clarity on how to interpret the policies in the Code. Of particular note 'Designated Performance Features' (DPF) assist Councils to interpret Performance Outcomes (PO).

The Rules of Interpretation clearly state that a DPF provides a guide but does not need to necessarily be satisfied in order for a certain development to meet the PO i.e. the outcome can be met in another way:

Planning & Development Solutions Pty Ltd | Town Planning Specialists | Planning Private Certifiers ABN 55 289 434 618
e: mark@adelaideplanning.com.au | ph: 0499933311 | w: www.adelaideplanning.com.au



Town Planning Specialists | Planning Private Certifiers

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

It is with the above assessment approach in mind that has guided this response to the representations.

5.0 Response to representations

5.1 Traffic matters

- The traffic impacts on the adjoining road network here
- Sightlines for traffic movements on the 'blind corner'
- Safety for cars and pedestrians
- Carparking location (would like over on Kings Road)

A Traffic Impact Assessment from Tonkin has been provided which should be read in conjunction with this response which considers the matters above.

• The traffic impacts on the adjoining road network here

The forecasted growth in vehicular traffic resulting from the redevelopment is expected to be negligible. This can be contributed primarily to the fact that the scope of the redevelopment does not encompass an expansion of the existing car parking facilities. Consequently, there will be no additional capacity to accommodate an increase in vehicles, thereby ensuring that the traffic generation levels remain largely unchanged. The existing flow of Greentree Boulevard is optimal with satisfactory average speed and traffic volumes.

• Sightlines for traffic movements on the 'blind corner'

Sight distance at the proposed accessway has been assessed in accordance with the requirements of AS 2890.1, Figure 3.2 for access driveways (see Figure 4). For a posted speed limit of 50 km/hr, the minimum sight distance required is of 45 m in order to achieve stopping sight distance



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Sight distance check from the proposed access location were taken from approximately 2.5m back from the existing edge line. The spatial scope of the assessment is shown in Figure 5.



Figure 5 Sight Distance Assessment for Proposed Accessway

Sight distance in the north-east direction may be obstructed by a non-permanent obstruction (parked vehicle). During peak usage of Hausler Reserve, the indented parking is expected to be used to its full capacity, impacting the north-east sight distance negatively. Thus, the recommendation is to reduce the length of the parallel parking by 1 space to increase sight distance at the access point and promote road safety, as shown in Figure 6.



Figure 6 Reduction of Parallel Parking Spot

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Sight distance in the south-west direction may be obstructed by vegetation in the form of a tree. Using the adjacent fence as a reference point in street imagery (July 2022), the height of the trunk to the bottom of the crown is approximately 1.3m. According to Austroads Guide to Road Design Part 3, Commentary 10.1 states that car driver eye heights used range between 1.00 m and 1.15 m. With consideration of the height of the vegetation and the given nature of the tree to grow taller, the impact of the tree on sight distance is not severe.

On this basis, the proposal with the proposed amendments will not impact on sight lines from the blind corner.

5.2 Other matters raised by representors.

• Safety for cars and pedestrians

The Tonkins report indicates:

In both existing and proposed layout, there is a footpath alongside Greentree Boulevard opposite the development, but no footpath exists on the side where the development is located. Therefore, the sight distance to pedestrian assessment as required in AS 2890.1, Section 3.2.4 is not to be performed.

The surrounding environment of the proposed carpark is open with an abundance of walkable area and thus can be considered as "pedestrian friendly". This means that even with no presence of footpaths around the carpark, safe pedestrian movement is possible.

To further promote the safety of pedestrians, the use of speed limit signs may be implemented. Referring to Speed Limit Guideline for South Australia from the Department for Infrastructure and Transport, Section 5.5.1, the appropriate speed limit for the car park is 20 km/h. The current proposed design with a single speed hump is appropriate and in accordance with Section 2.3.3 of AS 2890.1, which states the necessity of traffic control devices such as speed humps if a parking aisle exceeds 100 m in length. With the maximum aisle length being 40 m for the current design, the implementation is not necessary but will still promote slower speeds in an environment shared by pedestrians.

It has therefore been demonstrated that the proposal will not result in any additional traffic impacts or safety impacts for cars and pedestrians.

• Carparking location (would like over on Kings Road)

The proposed development includes the demolition of an existing structure to facilitate a new sporting facility, along with a resurface/new layout of the carpark and a new crossover. The proposal will be replacing the existing carpark as shown in the image below in close proximity to the proposed facility.

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The location of the carpark needs to be near the proposed facility to meet the DDA parking requirements and also improves / formalises the existing parking area



Figures 3 and 4 Proposed Development Layout Plan vs existing car parking area. Source Tonkins Report

- Would like to be toilets and changeroom only.

The proposed 'community facility' building is designed to support the existing recreation area land uses on site, by providing purpose built training and match facilities/clubrooms intended to service the immediate and greater locality and providing improved facilities capable of accommodating the increasing densities in the locality, consistent with PO1.1.

The layout and design of the building combines several elements; change rooms, washrooms, community space and a kiosk, replacing an existing shade structure, limiting the number and size of buildings in an area already utilised for this purposes, thereby maintaining the natural landscaped setting desired by PO1.2

The building has also been designed of a size so as to future proof the development from further expansion, by accommodating spaces for up to 20 players, 4 referees, 69 people within the multipurpose community space, 310 people under the verandah and services for up to 420 spectators.

The kiosk component is a relatively small 8m², which provides hot and cold beverages and snacks during events, consistent with PO 1.3.

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The proposed community facility and shop land uses are considered to align with the relevant zone provisions and is a form of development envisaged within the Open Space Zone, providing a community facility which supports the existing recreation area land use of the site, which is intended to cater for the growing needs of the community.

- **Access to carparking area – close gates at night**

The proposal does not intend to close the carpark at nighttime which is the same as the current situation. The formal sealing of the parking area with bitumen rather than compact rubble will mitigate any dust from users of the carpark.

- **Use of oval**

There is no change proposed to the use of the oval. The site of the proposed development contains both passive and active recreation facilities within Hausler Reserve, in the form of open space, the Little Para Trail, and a cricket oval.

- **Location of structure – would like structure to be built on Kings Road side**

The proposed building footprint is located in an existing predominantly hard surfaced area and replaces an existing structure. Its location and orientation is designed to address Greentree Boulevard and adjacent pedestrian areas (in accordance with PO2.1), while being of a scale and size that is unobtrusive, consistent with PO 7.1.

This extends to existing areas used for vehicle parking, which will be re-configured into a formalised arrangement. The surrounding area contains limited natural/landscape features with the exception of existing significant trees, which are to be maintained as part of the development.

Additionally, the application includes screening landscaping to break up the form of the building, which is part of a wider revised planting plan (to be undertaken by Council) which will conserve and enhance the natural environment, consistent with PO 2.1 and 2.3.

For the reasons stated above, the proposed built form and location is considered to appropriate and has been designed in accordance with the relevant zone provisions and is an appropriate form of development that is anticipated in the zone.

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6.0 Conclusion

For the reasons expressed in the response to representation, the proposal in our opinion represents a desirable proposal use sought by the Open Space Zone; and is in accordance with the relevant general and overlay provisions of the Planning and Design Code, considering the unique circumstances of the subject land and locality.

For the reasons contained within this response, the proposed development satisfies the relevant provisions of the Planning and Design Code in relation to the issues raised by the representors. Therefore, I contend that the proposal is not seriously at variance with the relevant provisions of the Planning and Design Code and represents an appropriate form of development to warrant support.

Please confirm when this proposal will be considered by the Council Assessment Panel and the date and time of the meeting.

A representative shall attend at this meeting in support of the proposal.

Should you have any queries or require any further information or clarification with any components of this response, please do not hesitate to contact me by email at mark@adelaideplanning.com.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Mark Kwiatkowski', is written over a light blue horizontal line.

Mark Kwiatkowski MPIA CPP

Director/ Urban and Regional Planner

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Hausler Reserve, Paralowie

Traffic Impact Assessment

Thorne Constructions

19 December 2023

Ref: 232444R001A

tonkin 
Building exceptional
outcomes together



Document History and Status

Rev	Description	Author	Reviewed	Approved	Date
A	For Client Review	TK	EA	JA	19/12/2023

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232444R001A Hausler Reserve, Paralowie | Traffic Impact Assessment

2



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Project: Hausler Reserve, Paralowie | Traffic Impact Assessment
Client: Thorne Constructions
Ref: 232444R001A

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Appendices

- Appendix A – Proposed Site Design Drawings
- Appendix B – Austraffic Traffic Count Summary



1 Introduction

Tonkin has been engaged by Throne Constructions to undertake a Traffic Impact Assessment for the proposed development at Teasdale Crescent, Parafield Gardens. The proposed resurfaced carpark with a new layout that includes an unchanged number of parking (44), provides parking provisions for users of the new proposed sports facility at Hausler Reserve. The entrance and exit are facilitated solely via Greentree Boulevard. As part of the City of Salisbury's assessment on the development, a traffic impact assessment is to be prepared to assess the impacts of the development on the adjoining road network.

1.1 Site Description and Conditions

The subject site is located 200m south-west of the roundabout of Kings Road and Greentree Boulevard. Within the site, there is to be a building with a footprint of 275 m², with amenities such as changerooms, storage and multipurpose spaces. Figure 1 shows the existing site layout in purple and the proposed development noted in green.



Figure 1 Site Locality

232444R001A Hausler Reserve, Paralowie | Traffic Impact Assessment



1.2 Scope of Works and Methodology

This Traffic Impact Assessment has been developed in line with the scope of works and methodology in our proposal which has included the following:

- Assess the traffic impacts on the adjoining road network
- Assess the sightlines for traffic movements on the entrance/exit to the carpark.
- Address pedestrian movement and accessibility
- Assess carparking requirements for proposed facility

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2 Existing Conditions

This section details the existing traffic and road conditions from the desktop investigation and data obtained concerning the development location. Surrounding land use of the subject site is residential.

2.1 Greentree Boulevard

Greentree Boulevard, is a two-lane, single carriageway sealed road under the care and control of the City of Salisbury. It provides vehicular access to abutting properties, local streets and access for emergency and service vehicles.

Greentree Boulevard has a carriageway that is approximately 8.1 m wide and facilitates intermittent parking in the form of indented parallel parking spots. The parking spots are unrestricted to any time limits. There is currently no posted speed limit, as such the default 50 km/h speed limit applies.

Within the vicinity of the proposed development, crash data for the period 2018-2022 inclusive was reviewed on the DIT open data sources. There was a single crash recorded on Greentree Boulevard, however, none were recorded within direct vicinity of the accessway. The nature of the crash was a collision with a parked car, resulting in property damage, occurring at night. Figure 2 shows the location of the single crash.



Figure 2 Crash Data around the development

2.1.1 Public Transport

There is no flow of public transport on Greentree Boulevard. The closest access to public transport is from Stop 42 on Kings Road. The stop services route 411, 411B and 470.

2.2 Kings Road

Kings Road is a two-lane, single carriageway sealed road under the care and control of the Department of Infrastructure and Transport (SA). It primarily performs as an arterial road, linking Port Wakefield Road

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and Main North Road. Within the vicinity of the subject site, the posted speed limit is 60 km/hr. Based on the DIT open data sources, Annual Average Daily Traffic (AADT) two-way volumes are 15,100 vehicles per day, with a commercial vehicle content of approximately 3.5%.

2.2.1 Future Road and Infrastructure Upgrades

Within the City of Salisbury's City Plan 2035, the council advocates for a potential improvement to Kings Road to increase capacity. The extent of impact from this plan is unknown, however it is unlikely for there to be any significant impact to these proposed plans.

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3 Proposed Development

3.1 Project Description

The proposed development includes demolishing an existing structure to facilitate a new sporting facility, along with a resurface/new layout of the carpark and a new crossover. The number of carparks is to remain unchanged (44). The proposed location plan of the development site is shown in Figure 3.

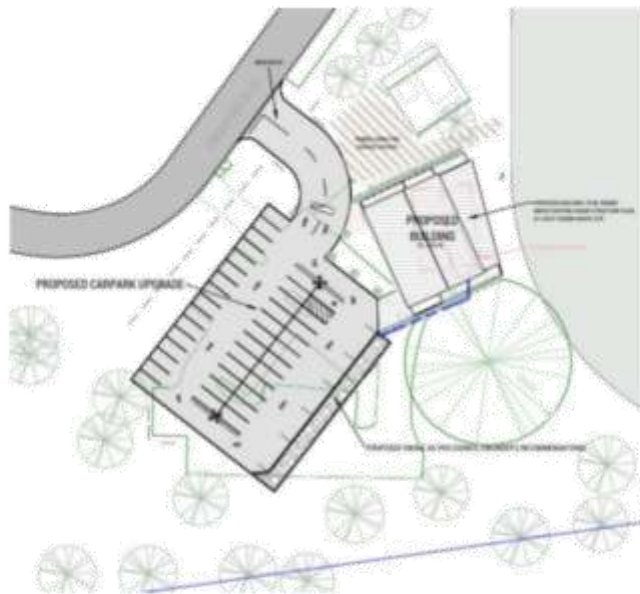


Figure 3 Proposed Development Layout Plan

3.2 Traffic Assessment

The impact of the expected traffic generation levels associated with the subject site is discussed in the following sub-sections. The assessments completed include traffic generation, traffic distribution, sight distance, and carparking assessments.

3.2.1 Traffic Generation Assessment

Austraffic was engaged to assess the existing traffic volumes near the carpark accessway on Greentree Boulevard (Appendix B). These surveys were undertaken from Tuesday 05 December 2023 through to Monday 11 December 2023. The existing traffic volumes on Greentree Boulevard is in the order of 1,813 vehicles per day. The traffic data reviewed indicate traffic operates safely and efficiently under current conditions with the average speed being measured at 43.2 km/h and 49.3 km/h for the 85th percentile within a speed limit zone of 50 km/h. Summary of the traffic volumes along Greentree Boulevard is summarised in Table 1.

**Table 1 Traffic Volume Summary: Greentree Boulevard (2023)**

Street	Direction	Daily Traffic	Daily Traffic (2-way)	AM Peak	AM vol	PM Peak	PM vol	CV %
Greentree Boulevard (near carpark accessway)	Northbound	949	1813	8:00AM	130	5:00PM	79	4.0
	Southbound	864		8:00AM	52	5:00PM	112	

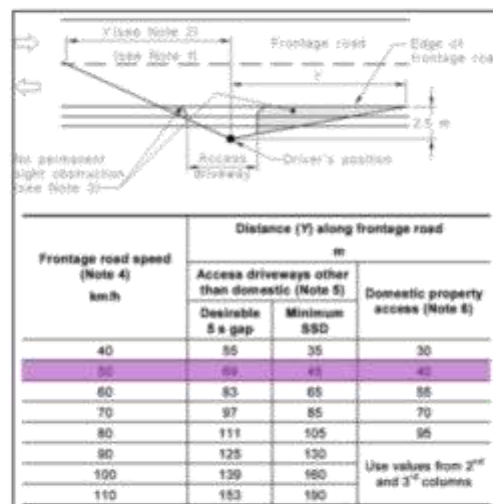
The forecasted growth in vehicular traffic resulting from the redevelopment is expected to be negligible. This can be contributed primarily to the fact that the scope of the redevelopment does not encompass an expansion of the existing car parking facilities. Consequently, there will be no additional capacity to accommodate an increase in vehicles, thereby ensuring that the traffic generation levels remain largely unchanged. The existing flow of Greentree Boulevard is optimal with satisfactory average speed and traffic volumes.

3.2.2 Traffic Distribution

Most of the traffic generated by the development is expected to originate from the north-eastern direction (Kings Road), which forms a major arterial route. The traffic is also for the site is also expected to peak during the weekends during sporting events. As the accessway is only moved around 16.5m in the north-east direction, the traffic distribution is expected to remain largely unchanged.

3.2.3 Sight Distance Assessment - Proposed Access

Sight distance at the proposed accessway has been assessed in accordance with the requirements of AS 2890.1, Figure 3.2 for access driveways (see Figure 4). For a posted speed limit of 50 km/hr, the minimum sight distance required is of 45 m in order to achieve stopping sight distance.

**Figure 4 Sight Distances at Access Driveway Exits (AS2890.1:2004)**

Sight distance check from the proposed access location were taken from approximately 2.5m back from the existing edge line. The spatial scope of the assessment is shown in Figure 5.



Figure 5 Sight Distance Assessment for Proposed Accessway

Sight distance in the north-east direction may be obstructed by a non-permanent obstruction (parked vehicle). During peak usage of Hausler Reserve, the indented parking is expected to be used to its full capacity, impacting the north-east sight distance negatively. Thus, the recommendation is to reduce the length of the parallel parking by 1 space to increase sight distance at the access point and promote road safety, as shown in Figure 6.

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Figure 6 Reduction of Parallel Parking Spot

Sight distance in the south-west direction may be obstructed by vegetation in the form of a tree. Using the adjacent fence as a reference point in street imagery (July 2022), the height of the trunk to the bottom of the crown is approximately 1.3m. According to Austroads Guide to Road Design Part 3, Commentary 10.1 states that car driver eye heights used range between 1.00 m and 1.15 m. With consideration of the height of the vegetation and the given nature of the tree to grow taller, the impact of the tree on sight distance is not severe.

3.3 Carparking Assessment

Tonkin have undertaken a carparking assessment for the proposed development considering the proposed uses of the development.

3.3.1 Planning and Design Code Requirements

- Reference is made to South Australia's Planning and Design Code (2023)¹. Table 1 from Part 4 – General Development Policies specifies a rate of car parking based on the use of the land. For 'Community and Civic Uses: Community facility' land use:
- 10 spaces per 100 m² of total floor area

There are no known ancillary uses for this site. Accordingly, the parking rates and requirements have been summarised in Table 2 below.

¹ Planning and Design Code (2023), *Transport, Access and Parking*, PlanSA.



Table 2: Statutory Parking Assessment

Use	Rate	Units	Requirement
Community facility	10 spaces per 100m ² of total floor area.	368 m ²	37 spaces
TOTAL			37 spaces

As a result, the proposed site has a statutory requirement to provide a minimum of 37 parking spaces. The design drawings of the proposed site illustrate the provision of 44 parking spaces. Thus, the proposed parking provisions meet the minimum requirements of South Australia’s Planning and Design Code.

3.3.2 Accessible Parking Space

The proposed carpark includes 1 accessible space. Reference is made to Table D4D6 of the Building Code of Australia (BCA) as part of the National Construction Code 2022 (NCC), which categorises a sporting facility as a Class 9b building. The requirement is that 1 accessible space be provided for every 50 carparking spaces. The provision of the 1 accessible parking space thus meets the requirements.

With the assumption that the entrance on the southern end of the proposed facility is an accessible entrance, the path of travel from the accessible parking space to the entrance was measured at around 25 m. In accordance with AS 2890.9, the maximum path of travel shall be 50 m. Thus, the current location of the accessible parking space meets the requirements.

From the drawings, the accessible carpark has been measured as:

- 5.4 m x 2.4 m of dedicated parking space
- 2.4 m x 2.4 m of shared area at the rear of the parking space
- 5.4 m x 2.4 m of shared area to the left of the accessible spot

In accordance with AS 2890.9, the minimum carparking dimensions shall be 5.4 m x 2.4 m, with a shared area that is a minimum 2.4 m x 2.4 m entirely at the front or entirely at the rear. The standard also requires a shared area that is a minimum 5.4 m x 2.4 m on one side of the accessible parking space. Thus, the current dimensions of the accessible parking space meet the requirements.

In accordance with AS 2890.6, the installation of a bollard or a post located within the shared area to the left of the accessible parking space is recommended to prevent the use of the shared area for parking.

3.3.3 Carparking Layout

The proposed carpark upgrade includes 44 carparks, containing 1 accessible carpark.

The carparks located to the west of the proposed building along each boundary have been measured as 5.4 m x 2.4 m car parks from the drawings provided. In accordance with AS 2890.1, the minimum carparking dimensions shall be 5.4 m x 2.4 m and thus, the current dimensions meet the requirements. The parallel parking spaces south of the proposed new carpark have been measured as:

- 6.6 m x 2.4 m for the end spaces
- 6.1 m x 2.4 m for the spaces in between

In accordance with AS 2890.1, the minimum parallel carparking dimensions for obstructed end spaces shall be 6.2 m x 2.1 m and for spaces in between shall be 5.9 m x 2.1m. The clearance requirement of 0.3 m from any obstructions is also achieved with the 0.3 m extra width of carpark considered within the design. Thus, the current dimensions meet the requirements.



3.3.4 Pedestrian Movement and Accessibility

In both existing and proposed layout, there is a footpath alongside Greentree Boulevard opposite the development, but no footpath exists on the side where the development is located. Therefore, the sight distance to pedestrian assessment as required in AS 2890.1, Section 3.2.4 is not to be performed.

The surrounding environment of the proposed carpark is open with an abundance of walkable area and thus can be considered as "pedestrian friendly". This means that even with no presence of footpaths around the carpark, safe pedestrian movement is possible.

To further promote the safety of pedestrians, the use of speed limit signs may be implemented. Referring to *Speed Limit Guideline for South Australia* from the Department for Infrastructure and Transport, Section 5.5.1, the appropriate speed limit for the car park is 20 km/h. The current proposed design with a single speed hump is appropriate and in accordance with Section 2.3.3 of AS 2890.1, which states the necessity of traffic control devices such as speed humps if a parking aisle exceeds 100 m in length. With the maximum aisle length being 40 m for the current design, the implementation is not necessary but will still promote slower speeds in an environment shared by pedestrians.



4 Summary of Findings

This traffic impact assessment has been undertaken for the proposed development at Hausler Reserve, Paralowie. The following conclusions and recommendations are made:

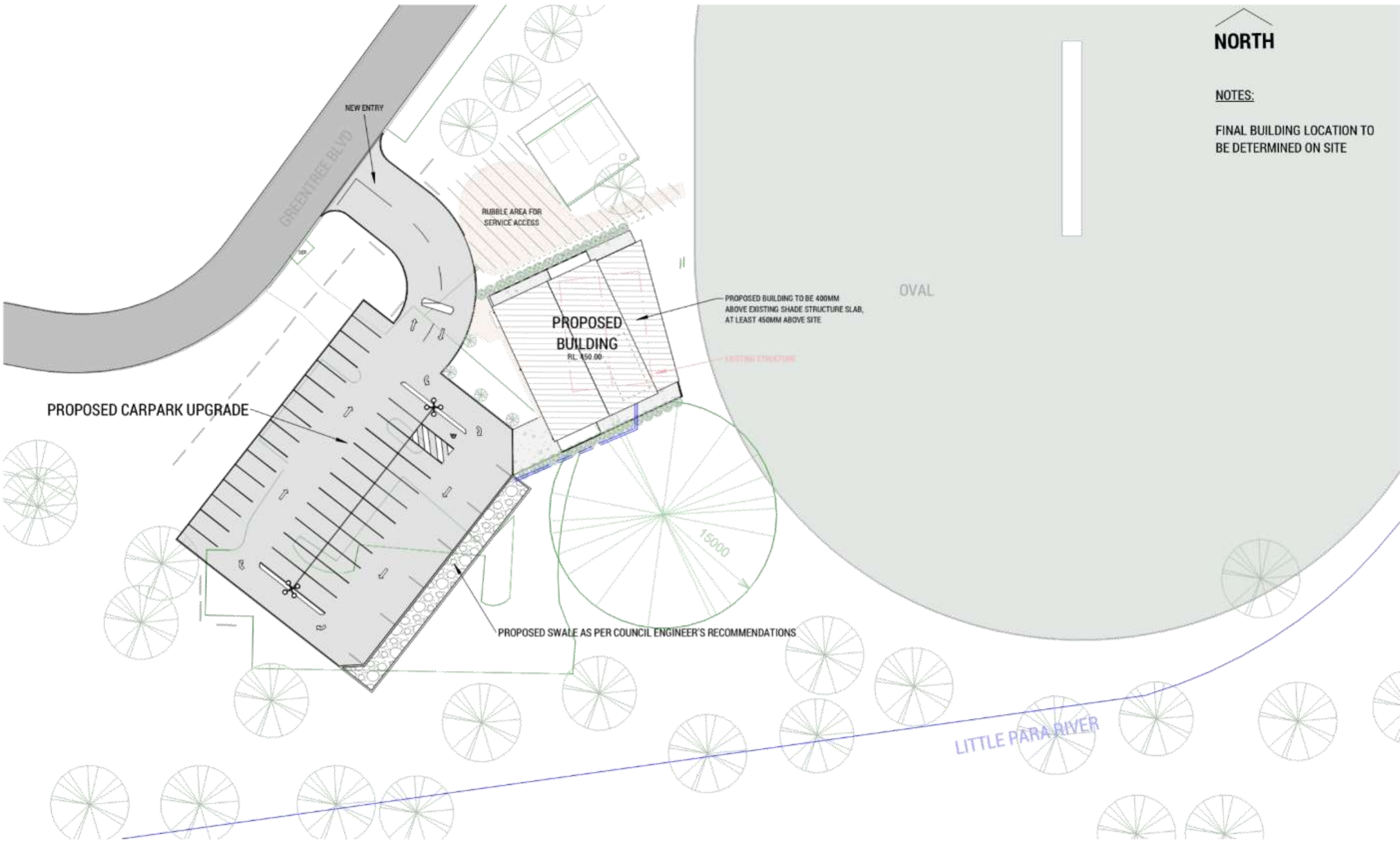
- The traffic generation levels are expected to remain largely unchanged due to the unchanged number of carparking spaces. The additional upgrade of the facility is also not expected to significantly increase the number of patrons at the ground during peak periods.
- The existing flow of Greentree Boulevard is optimal with satisfactory average speed and traffic volumes.
- The traffic distribution is expected to remain largely unchanged, with the accessway only being moved 16.5m linearly.
- Driver sight distance in the north-east direction may be obstructed while exiting the facility at the access point. A reduction in the length (by 1 space) of the indented parallel parking is recommended.
- Sight distance in the south-west direction may be obstructed by vegetation, however, due to the height of the canopy of the juvenile tree, the impact is not severe.
- The proposed number of parking provisions (44) meet the minimum requirements of South Australia's Planning and Design Code.
- The proposed number of accessible parking space (1) meets the requirements of the Building Code of Australia.
- The implementation of a bollard or a post located within the shared area to the left of the accessible parking space is recommended to prevent the use of the shared area for parking per AS 2890.6.
- The dimensions of both angled and parallel parking meet the requirements of AS 2890.1.

232444R001A Hausler Reserve, Paralowie | Traffic Impact Assessment



Appendix A – Proposed Site Design Drawings

232444R001A Hausler Reserve, Paralowie | Traffic Impact Assessment



1 Location Plan
1 : 500



Appendix B – Austraffic Traffic Count Summary

232444R001A Hausler Reserve, Paralowie | Traffic Impact Assessment

STREET NAME :	Greentree Boulevard	LOCATION:	next to hausler reserve
SUBURB:	Paralowie	START DATE :	Tuesday 05 Dec 2023
FILE NAME :	Individual-3796.txt	FINISH DATE :	Monday 11 Dec 2023
SITE ID NUMBER :	73Z	SPEED ZONE :	50
PREPARED BY :	Austraffic	ROAD CLASSIFICATION:	
DATE:	19/12/2023		
SIGNATURE:			

		DIRECTION OF TRAVEL		
		TWO-WAY	Northbound	Southbound
TRAFFIC VOLUME: [VEH/DAY]	Week Days Only Average	1,874	985	889
	Total Survey Average	1,813	949	864
WEEK DAY PEAK HOUR VOLUME:	AM 8:00	182	130	52
	PM 17:00	177	79	112
PEAK DAY		Wed 06 Dec 2023	Wed 06 Dec 2023	Fri 08 Dec 2023
PEAK DAY VOLUME		1955	1047	923
WEEKDAY PACE	15Kph Pace Start	36	36	37
	% Pace Volume	81%	80%	82%
TOTAL SPEEDS: Km/Hr	85th Percentile	49	49	50
	Average	43.2	42.5	44.0
95th Percentile	Tuesday 05/12/23	52.2	51.3	53.1
	Wednesday 06/12/23	53.7	53.1	54.6
	Thursday 07/12/23	53.5	52.9	53.8
	Friday 08/12/23	53.0	51.8	53.9
	Saturday 09/12/23	51.9	51.3	52.6
	Sunday 10/12/23	52.9	52.2	53.5
	Monday 11/12/23	52.8	52.4	53.4
99th Percentile	Tuesday 05/12/23	57.2	54.4	58.7
	Wednesday 06/12/23	59.5	57.5	62.5
	Thursday 07/12/23	59.8	59.2	59.8
	Friday 08/12/23	58.8	57.2	60.8
	Saturday 09/12/23	57.3	56.8	57.5
	Sunday 10/12/23	58.8	56.9	58.3
	Monday 11/12/23	59.1	57.6	61.5
CLASSIFICATION % *:	Week Days CLASS 1 %	95.3%	95.3%	95.4%
	Week Days Commercial	4.2%	4.1%	4.2%
NOTES : (OBSERVATIONS)				
* CLASS 1 - Short Vehicles up to 5.5m Commercial - Classes 3 to 12 inclusive				

Site No:	73Z	North Point
Date:	Tuesday 05 Dec 2023	
Start Time:	0:00	
Officer:	ATS	
Road:	Greentree Boulevard	
Suburb:	Paralowie	
LOCATION: next to hausler reserve		
Map/GPS Ref:		
Comments:		

Appendix 4

Extract of Planning and Design Code

Policy24

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

LOT 1138 GREENTREE BVD PARALOWE SA 5106

Address:

Click to view a detailed interactive [VIEW](#) [TO SAVE](#)

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



Property Zoning Details

Zone

Open Space

Overlay

Airport Building Heights (Regulated) (All structures over 15 metres)
Building Near Airfields
Defence Aviation Area (All structures over 90 metres)
Hazards (Flooding)
Hazards (Flooding - General)
Prescribed Watercourses
Prescribed Wells Area
Regulated and Significant Tree
Traffic Generating Development
Water Resources

Local Variation (TNV)

Concept Plan (Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints)

Development Pathways

• Open Space

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

• Building work on railway land

• Partial demolition of a building or structure

• Private livestock shelter

• Shade sail

• Solar photovoltaic panels (roof mounted)

• 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.

• 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

• Demolition

• Outbuilding

• Retaining wall

• Shop

• 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

Open Space Zone

Assessment Provisions (AP)

Page 1 of 105

Printed on 10/9/2023

Item 8.1.1 - Attachment 4 - Extract of Planning and Design Code

Page 126
Council Assessment Panel Agenda - 30 January 2024

City of Salisbury

Policy24

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

Desired Outcome (DO)

Desired Outcome	
DO1	Areas of natural and landscaped open space provide for biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and enjoyment of the community.

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 Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Open space (b) Outdoor sports courts (c) Recreation area (d) Sporting ovals and fields
PO 1.2 Buildings are limited in number and size to provide a natural, landscaped setting.	DTS/DPF 1.2 None are applicable.
PO 1.3 Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.	DTS/DPF 1.3 Shop gross leasable floor area does not exceed 50m ² .
PO 1.4 Offices are of a scale that is subordinate to the principal open space use of the land.	DTS/DPF 1.4 Office gross leasable floor area does not exceed 80m ² .
Built Form and Character	
PO 2.1 Development is designed and sited to be unobtrusive and not spoil the open space character or interrupt views of natural or landscape features.	DTS/DPF 2.1 None are applicable.
PO 2.2 Outbuildings are of a scale that mitigates visual impacts of buildings on natural or landscape features.	DTS/DPF 2.2 Outbuildings have a: (a) floor area that does not exceed 50m ² (b) wall height that does not exceed 3m (c) building height that does not exceed 5m
PO 2.3 Development is sited and designed to be compatible with the conservation and enhancement of the natural environment.	DTS/DPF 2.3 None are applicable.
Land Division	
PO 3.1 Land division supports the provision of public open space.	DTS/DPF 3.1 Land division is for the purposes of: (a) the creation of a public road or a public reserve or (b) a minor adjustment of allotment boundaries to:

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		(i)	remove an amenity in existing boundaries with respect to the location of existing buildings or structures or		
		(ii)	result in the preservation of existing stands of native vegetation, habitat or biodiversity		
Concept Plans					
PO 4.1		DTS/DPF 4.1			
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.		The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:			
		<table><tr><th>Description</th></tr><tr><td>Concept Plan 51 - Edinburgh Defence Airfield Lighting Constraints</td></tr></table>		Description	Concept Plan 51 - Edinburgh Defence Airfield Lighting Constraints
Description					
Concept Plan 51 - Edinburgh Defence Airfield Lighting Constraints					
		In relation to DTS/DPF 4.1, 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 4.1 is met.		

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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 development involving any of the following (or of any combination of any of the following): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) carport (d) deck (e) fence (f) internal building works (g) land division (h) open space (i) pergola (j) playground (k) private bushfire shelter (l) protective tree netting structure (m) recreation area (n) replacement building (o) retaining wall (p) shade sail (q) solar photovoltaic panels (roof mounted) (r) swimming pool or spa pool and associated swimming pool safety features (s) temporary accommodation in an area affected by bushfire (t) tree-damaging activity (u) verandah (v) water tank.	None specified.

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3. Any development involving any of the following (or of any combination of any of the following): (a) outdoor sports courts (b) sporting ovals and fields		Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. 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).
5. Office.		Except office that does not satisfy Open Space Zone DTS/DPF 1.4.
6. Outbuilding.		Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.
7. Railway line.		Except where located outside of a rail corridor or rail reserve.
8. Shop.		Except shop that does not satisfy Open Space Zone DTS/DPF 1.3.
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 'AB 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	DTS/DPF 1.2 Development does not include exhaust stacks.

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movements associated with a certified or registered aerodrome.	

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 Airport Building Heights (Regulated) Overlay (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the Airport Building Heights (Regulated) Overlay.	The airport-operator company for the relevant airport within the meaning of the Airports Act 1996 of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the Airports Act 1996 of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

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

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 strikes.	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.

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PO 1.3	DTS/DPF 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.		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
<i>Build here</i>	
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.
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) Overlay

Assessment Provisions (AP)

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Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.

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 Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.	DTS/DPF 1.1 None are applicable.
Land Use	
PO 2.1 Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood prone areas to enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 2.2 Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay area.
Flood Protection	
PO 3.1 Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	DTS/DPF 3.2 None are applicable.
PO 3.3 Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.	DTS/DPF 3.4 Other than a recreation area, development is located outside of the 5% AEP principal flow path.
PO 3.5 Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	DTS/DPF 3.5 Buildings comprise one of the following: (a) a porch or portico with at least 2 open sides

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		(b) is verandah with at least 3 open sides (c) is carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) is building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.	
PO 3.6		DTS/DPF 3.6	
Fences do not unreasonably impede floodwaters.		A post and wire fence (other than a chain mesh fence).	
Endorsement Protection			
PO 4.1		DTS/DPF 4.1	
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.		Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.	
PO 4.2		DTS/DPF 4.2	
Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood.		None are applicable.	
No Endorsement			
PO 5.1		DTS/DPF 5.1	
The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.		None are applicable.	
PO 5.2		DTS/DPF 5.2	
Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.		Filling for ancillary purposes: (a) does not exceed 300mm above existing ground level (b) is no more than 5m wide.	
Access			
PO 6.1		DTS/DPF 6.1	
Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency service vehicles or essential utility service vehicles during a 1% AEP flood event.		None are applicable.	
PO 6.2		DTS/DPF 6.2	
Access driveways and tracks to significant development (i.e. dwellings, places of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event.		None are applicable.	

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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
<i>Land Use</i>	
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.
<i>Flood Mitigation</i>	
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.
<i>Environmental Protection</i>	
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

Prescribed Watercourses Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Prescribed watercourses are protected by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner that maintains the health and natural flow paths of the watercourses.

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 development 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 prescribed watercourses.</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 Landscape South Australia Act 2019.
<p>PO 1.2</p> <p>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing in a prescribed watercourse is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a prescribed watercourse.	Relevant authority under the Landscape South Australia Act 2019 that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development.	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent.	Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the Landscape South Australia Act 2019: <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 Landscape South Australia Act 2019.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the Landscape South Australia Act 2019.			2017

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	applies.

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 to 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 6 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
<i>Tree Retention and Health</i>	
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 scenery (b) are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	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 National Parks and Wildlife Act 1972 as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor or 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 and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (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 	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.
<i>Ground work affecting trees</i>	
PO 2.1	DTS/DPF 2.1

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Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.		None are applicable.	
Land division			
PO 3.1		DTS/DPF 3.1	
Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.		Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division 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 6,000m² or more (f) industry with a gross floor area of 25,000m² or more (g) educational facilities with a capacity of 250 students or more.
PO 1.2	DTS/DPF 1.2

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Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) 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 10,000m 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.
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: (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 10,000m 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.

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTs/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTs/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTs/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTs/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: <p>(a) reduce the impacts on native aquatic ecosystem (b) minimise soil loss eroding into the watercourse.</p>	DTs/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: <p>(a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.</p>	DTs/DPF 1.6 None are applicable.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTs/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTs/DPF 1.8 None are applicable.
PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	DTs/DPF 1.9 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

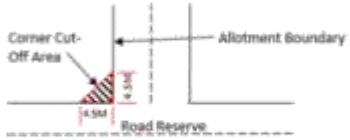
Desired Outcome (DO)

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
<p>Advertisements</p> <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 located 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>

Policy24		P&D Code (in effect) - Version 2023.13 - 31/08/2023	
PO 1.2	Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2	Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3	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: (a) achieves Advertisement's 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: (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.
Advertising 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.

Policy24		P&D Code (in effect) - Version 2023.13 - 31/08/2023	
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 impeding drivers' view of official traffic signs or signals (c) obscuring or impeding 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 0.6m 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) 80 km/h road - 10m (d) 70 or 60 km/h road - 9.5m.
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)

Policy24

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<i>Siteing and Design</i>	
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.
<i>Stable-keeping</i>	
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).
<i>Kennels</i>	
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.

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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.
None			
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 Aquaculture Act 2001.
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 Aquaculture Act 2001.
PO 1.4	DTS/DPF 1.4

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Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.
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 Aquaculture Act 2001.
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 Aquaculture Act 2001.
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 Aquaculture Act 2001.
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	DTS/DPF 2.6

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Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: <ul style="list-style-type: none"> (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, boats 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 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 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> .
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> .
End-user and 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	DTS/DPF 4.2 None are applicable.

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the case of emergency such as oil spills, algal blooms and altered water flows.			
PO 4.3		DTS/DPF 4.3	
Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.		None are applicable.	
PO 4.4		DTS/DPF 4.4	
Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.		The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.	

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	DTS/DPF 1.1
Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	None are applicable.
PO 1.2	DTS/DPF 1.2
Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	None are applicable.
PO 1.3	DTS/DPF 1.3
Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	None are applicable.
PO 1.4	DTS/DPF 1.4
Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	Brew kettles are fitted with a vapour condenser.
PO 1.5	DTS/DPF 1.5
Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.

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Water Quality			
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.		DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.	
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.		DTS/DPF 2.2 None are applicable.	
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.		DTS/DPF 2.3 None are applicable.	
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.		DTS/DPF 2.4 None are applicable.	
Wastewater Irrigation			
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.		DTS/DPF 3.1 None are applicable.	
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.		DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.	
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlying 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
<i>Siting and Design</i>	
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"> i. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more ii. 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.
<i>Buffers and Landscaping</i>	
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.
<i>Access and Parking</i>	
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.
<i>Storage, Wharves and Pontoon</i>	
PO 4.1 Sipways, 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)

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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 Electricity Act 1996 (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 Developments	
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.

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PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.		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.	
only			
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		DTS/DPF 4.1	

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

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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.
<i>Earthworks and sloping land</i>			
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 5m (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.
<i>Fences and Walls</i>			
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	DTS/DPF 9.2	A vegetated landscaped strip 1m wide or more is provided against the low side of a

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roads and public open space to minimise visual impacts.		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			
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 300m of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)	

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	<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 40% 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 (j), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="914 712 1390 1361"> <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>										

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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:

Allotment size	Floor area
≤500m ²	600m ²
>500m ²	800m 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 main building to which it is ancillary or

(ii) within 100metres 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 40% 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.

Design operation

PO 14.1

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

DTS/DPF 14.1

Garages and carports facing a street:

(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling

(b) are set back at least 5.5m from the boundary of the primary street

(c) have a garage door / opening not exceeding 7m in width

(d) have a garage door opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.

Moving

PO 15.1

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

DTS/DPF 15.1

None are applicable

Dwelling additions

PO 16.1

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

DTS / DPF 16.1

Dwelling additions:

(a) are not constructed, added to or altered so that any part is situated closer to a public street

(b) do not result in:

(i) excavation exceeding a vertical height of 1m

(ii) filling exceeding a vertical height of 1m

(iii) a total combined excavation and filling vertical height of 2m or more

(iv) less Private Open Space than specified in Design Table 1 - Private Open Space

(v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas

(vi) upper level windows facing side or rear boundaries unless:

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 250mm 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:

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	<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 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 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 3.4m 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>DTS/DPF 19.4</p>

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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:

(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 trunked 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 2888.1:2004 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:

(c) if located to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 5.2m wide along the boundary of the adjacent 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 intended.

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

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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 multi-unit developments

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:

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:

DTS/DPF 23.3

None are applicable.

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<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>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>(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 23.5</p> <p>None are applicable.</p>
Carparking, access and manoeuvring	
<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 5.6m 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 3.5m 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 865 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>

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PO 25.2	DTS/DPF 25.2
Soft landscaping is provided that improves the appearance of common driveways.	Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities - Waste Storage	
PO 26.1	DTS/DPF 26.1
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
PO 26.2	DTS/DPF 26.2
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 26.3	DTS/DPF 26.3
Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	None are applicable.
PO 26.4	DTS/DPF 26.4
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5	DTS/DPF 26.5
Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.
PO 26.6	DTS/DPF 26.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Supported accommodation and retirement facilities	
Dining 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.

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Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 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.

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PO 30.6	DTS/DPF 30.6		
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.		
PO 30.7	DTS/DPF 30.7		
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.		
All non-residential development			
Water Services Design			
PO 31.1	DTS/DPF 31.1		
Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	None are applicable.		
PO 31.2	DTS/DPF 31.2		
Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	None are applicable.		
Wash-down and Waste Loading and Unloading			
PO 32.1	DTS/DPF 32.1		
Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:	None are applicable.		
<p>(a) designed to contain all wastewater likely to pollute stormwater within a bounded 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 designed to drain wastewater to either:</p> <p>(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</p> <p>(ii) a holding tank and its subsequent removal off-site on a regular basis.</p>			
Decks			
Design and Siting			
PO 33.1	DTS/DPF 33.1		
Decks are designed and sited to:	Decks:		
<p>(a) complement the associated building form</p> <p>(b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)</p> <p>(c) minimise cut and fill and overall massing when viewed from adjacent land.</p>			
<p>(a) where ancillary to a dwelling:</p> <p>(i) are not constructed, added to or altered so that any part is situated:</p> <p>A. in front of any part of the building line of the dwelling to which it is ancillary or</p> <p>B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(ii) are set back at least 900mm from side or rear allotment boundaries;</p> <p>(iii) when attached to the dwelling, have a finished floor level consistent with the finished ground floor level of the dwelling</p> <p>(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:</p> <p>A. a total area is determined by the following table:</p>			
<table><tr><th>Site area (or in the case of</th><th>Minimum percentage of site</th></tr></table>		Site area (or in the case of	Minimum percentage of site
Site area (or in the case of	Minimum percentage of site		

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		<table><tr><th colspan="2">residential flat building or group dwelling(s), average site area) (m²)</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>	residential flat building or group dwelling(s), average site area) (m ²)		<150	10%	150-200	15%	>200-450	20%	>450	25%
residential flat building or group dwelling(s), average site area) (m ²)												
<150	10%											
150-200	15%											
>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> <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>											
<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)	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.
Dwelling (above ground level)	Studio (no separate bedroom): 4m ² with a minimum dimension 1.8m One bedroom: 8m ² with a minimum dimension 2.1m Two bedroom dwelling: 11m ² with a minimum dimension 2.4m Three + bedroom dwelling: 15m ² with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

a caravan and tourist park

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)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Developments	
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: <p>(a) positioning plant and equipment discretely, in unobtrusive locations as 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>	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	DTS/DPF 1.5 None are applicable.

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screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.			
only			
PO 2.1		DTS/DPF 2.1	
Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.		None are applicable.	
PO 2.2		DTS/DPF 2.2	
Development is designed to differentiate public, communal and private areas.		None are applicable.	
PO 2.3		DTS/DPF 2.3	
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.		None are applicable.	
PO 2.4		DTS/DPF 2.4	
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.		None are applicable.	
PO 2.5		DTS/DPF 2.5	
Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.		None are applicable.	
Landscaping			
PO 3.1		DTS/DPF 3.1	
Soft landscaping and tree planting are incorporated to:		None are applicable.	
(a) minimize heat absorption and reflection			
(b) maximize shade and shelter			
(c) maximize stormwater infiltration			
(d) enhance the appearance of land and streetscapes.			
Buildings/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	

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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 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 spaces	
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.
Landscaping and planting	

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PO 8.1	Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1	Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2	Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2	Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3	Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3	None are applicable.
PO 8.4	Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4	None are applicable.
PO 8.5	Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5	None are applicable.
Fences and walls			
PO 9.1	Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1	None are applicable.
PO 9.2	Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2	A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (for the building)			
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 all 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:

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	(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 Particles / Waste Storage (including the site mobilisation development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and with 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.
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.

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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 enclavement.																								
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><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>4-8m 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	4-8m 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																						
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>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²																						
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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	DTS/DPF 13.3 None are applicable.																								

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vegetation health.			
PO 13.4		DTS/DPF 13.4	
Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.		Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.	
Environmental			
PO 14.1		DTS/DPF 14.1	
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.		None are applicable.	
PO 14.2		DTS/DPF 14.2	
Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.		None are applicable.	
PO 14.3		DTS/DPF 14.3	
Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:		None are applicable.	
<p>(a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street</p> <p>(b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas</p> <p>(c) the placement of buildings and use of setbacks to deflect the wind at ground level</p> <p>(d) avoiding tall sheer elevations that create windy conditions at street level.</p>			
Car-Parking			
PO 15.1		DTS/DPF 15.1	
Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.		Multi-level vehicle parking structures within buildings:	
		<p>(a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages</p> <p>(b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.</p>	
PO 15.2		DTS/DPF 15.2	
Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.		None are applicable.	
Overlooking/Private Privacy			
PO 16.1		DTS/DPF 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:		None are applicable.	
<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>			

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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 2.6m</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>
Outdoor 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 80m²</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 site 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 5.6m 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 11.6m 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 gate 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) retain 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 (j), whichever is less:</p> <p>(i) a total area as determined by the following table:</p>
<div>Site area (or in the case of</div> <div>Minimum percentage</div>	

Site area (or in the case of	Minimum percentage
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	<table><tr><th>residential flat building or group dwelling(s), average site area) (m²)</th><th>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> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	residential flat building or group dwelling(s), average site area) (m ²)	of site	≤150	10%	150-200	15%	>200-450	20%	>450	25%
residential flat building or group dwelling(s), average site area) (m ²)	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><tr><th>Allotment size</th><th>Floor area</th></tr><tr><td>≤500m²</td><td>200m²</td></tr><tr><td>>500m²</td><td>300m²</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	200m ²	>500m ²	300m ²				
Allotment size	Floor area										
≤500m ²	200m ²										
>500m ²	300m ²										

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Residential Development - Local Rules					
Substantive Applications					
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <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 30% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</p>				
<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</th><th>Minimum percentage</th></tr><tr><td></td><td></td></tr></table>	Site area (or in the case of	Minimum percentage		
Site area (or in the case of	Minimum percentage				

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		<div>residential flat building or group dwelling(s), average site area) (m²)</div> <table> <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>	≤150	10%	150-200	15%	>200-450	20%	>450	25%	<div>of site</div>
≤150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
		(b) at least 90% 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): <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. 									
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: <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. 									
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): <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. 									
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): <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) 6.5m 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 delineating a pedestrian crossing. 									

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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:

**CENTRE LINE OF
DRIVEWAY TO BE BETWEEN 70° TO 110°
OFF THE STREET BOUNDARY**

70° 110°

DRIVEWAY

0°

STREET BOUNDARY

ROAD

- (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.

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 restricted.

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 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 movable objects like gates, vehicles and roller doors) with a minimum width of 900mm 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.

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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: <ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage. 			
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: <ul style="list-style-type: none"> (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. 		DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvers (d) green facades (e) operable 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: <ul style="list-style-type: none"> (a) studio: not less than 5m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³. 			
PO 28.5 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: <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. 			

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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.										
Building 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 Single Unit 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.										

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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/alignments 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 5:33 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 intended.
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 5m (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 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. (ii)
PO 33.4		DTS/DPF 33.4	

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Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.		Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a 900 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.	
PO 33.5	Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping			
PO 34.1	Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1	Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2	Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2	Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Bin 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 / Sanitation / Water Design			
PO 36.1		DTS/DPF 36.1	

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Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Other, 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.

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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 usable 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 (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

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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/Inlets/Design	
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 grease 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.
Lanes 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:	DTS/DPF 45.1 Decks:

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	Configuration	
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 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
DO1	
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.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment.

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management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.

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 50m 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:

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)

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 Mixity	
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.

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Secondary Street Setback	
<p>PO 4.1</p> <p>Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.</p>	<p>DTS/DPF 4.1</p> <p>Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.</p>
Boundary Walls	
<p>PO 5.1</p> <p>Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.</p>	<p>DTS/DPF 5.1</p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b):</p> <p>(a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height do not:</p> <p>(i) exceed 3.2m in height from the lower of the natural or finished ground level</p> <p>(ii) exceed 11.5m in length</p> <p>(iii) when combined with other walls on the boundary of the subject development site, a maximum 85% of the length of the boundary</p> <p>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.</p>
<p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.</p>
Side Boundary Setback	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>(a) separation between dwellings in a way that contributes to a suburban character</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following:</p> <p>(a) where the wall height does not exceed 3m - at least 900mm</p> <p>(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.</p> <p>(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.8m 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.</p>
Rear Boundary Setback	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between dwellings in a way that contributes to a suburban character</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) private open space</p> <p>(d) space for landscaping and vegetation.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <p>(a) 3m or more for the first building level</p> <p>(b) 5m or more for any subsequent building level.</p>
Building elevation design	
<p>PO 8.1</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <p>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line</p> <p>(b) a porch or portico projects at least 1m from the building elevation</p> <p>(c) a balcony projects from the building elevation</p> <p>(d) a verandah projects at least 1m from the building elevation</p> <p>(e) eaves of a minimum 400mm width extend along the width of the front elevation</p>

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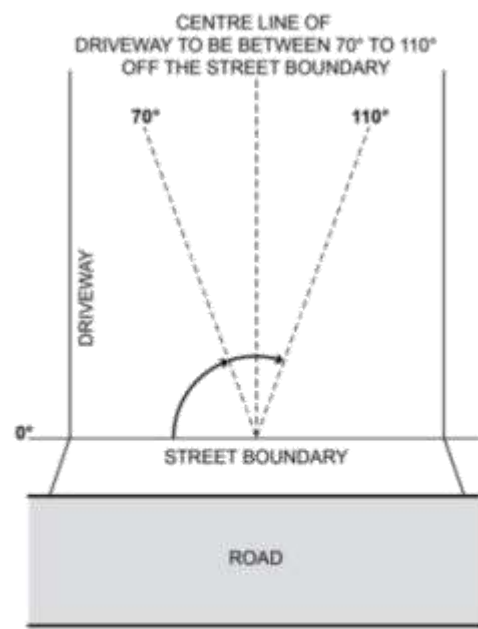
	(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 60% of the building elevation in a single material or finish.											
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street front a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 3m 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="2">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></table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate	Dwelling (at ground level)		Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m	Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m	One bedroom dwelling	8m ² / minimum dimension 2.1m
Dwelling Type	Dwelling / Site Configuration	Minimum Rate										
Dwelling (at ground level)		Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m										
Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m										
	One bedroom dwelling	8m ² / minimum dimension 2.1m										

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		Two bedroom dwelling	11m 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.												
View 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 600mm 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) minimise 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 dwellings), 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 dwellings), 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 dwellings), 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	DTS/DPF 13.1 None are applicable.												

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(c) downstream systems are not overloaded manage runoff quality to maintain, as close as practical, pre-development conditions.			
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.
Overlooking			
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 800mm (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:	DTS/DPF 16.2	None are applicable.

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<p>(a) easily and safely accessible for residents and for collection vehicles</p> <p>(b) screened from adjoining land and public roads</p> <p>(c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.</p>			
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	<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> <p>(i) 5.8m 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</p> <p>(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</p> <p>(iii) 8m or more from the tangent point of an intersection of 2 or more roads</p> <p>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</p>
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 2880.1:2004 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>  <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>
PO 17.4	Driveways and access points are designed and distributed to optimise the provision	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:

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of on-street parking.		(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 intended.	
PO 17.5	Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5	Driveways that service more than 1 dwelling or a dwelling on a bottle-neck site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 6.5m 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 6.5m 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 bottle-neck 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.
Garage			
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 South Australian Public Health Act 2017 (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 96 of the Electricity Act 1996.
Site vegetation			
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):

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	<p>(a) does not involve a change in the use of land</p> <p>(b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u></p> <p>(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>)</p> <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 <u>site contamination declaration form</u>), and satisfies both of the following:</p> <p>(i) a <u>site contamination audit report</u> has been prepared under Part 10A of the Environment Protection Act 1992 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</p> <p>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>)</p> <p>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 <u>site contamination audit report</u> (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	DTS/DPF 2.2

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

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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 rendering 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 hubs.	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 Turbines)			
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.

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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 (Risk Posed)																																				
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><thead><tr><th>Generation Capacity</th><th>Approximate size of array</th><th>Setback from adjoining land boundary</th><th>Setback from conservation areas</th><th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th></tr></thead><tbody><tr><td>50MW+</td><td>50ha+</td><td>30m</td><td>500m</td><td>2km</td></tr><tr><td>10MW-50MW</td><td>10ha-50ha</td><td>25m</td><td>500m</td><td>1.5km</td></tr><tr><td>5MW-10MW</td><td>5ha to <10ha</td><td>20m</td><td>500m</td><td>1km</td></tr><tr><td>1MW-5MW</td><td>1.5ha to <5ha</td><td>15m</td><td>500m</td><td>500m</td></tr><tr><td>100kW-1MW</td><td>0.5ha-1.5ha</td><td>10m</td><td>500m</td><td>100m</td></tr><tr><td><100kW</td><td><0.5ha</td><td>5m</td><td>500m</td><td>25m</td></tr></tbody></table> Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.	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+	50ha+	30m	500m	2km	10MW-50MW	10ha-50ha	25m	500m	1.5km	5MW-10MW	5ha to <10ha	20m	500m	1km	1MW-5MW	1.5ha to <5ha	15m	500m	500m	100kW-1MW	0.5ha-1.5ha	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+	50ha+	30m	500m	2km																																
10MW-50MW	10ha-50ha	25m	500m	1.5km																																
5MW-10MW	5ha to <10ha	20m	500m	1km																																
1MW-5MW	1.5ha to <5ha	15m	500m	500m																																
100kW-1MW	0.5ha-1.5ha	10m	500m	100m																																
<100kW	<0.5ha	5m	500m	25m																																
PO 9.4	DTS/DPF 9.4																																			
Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	None are applicable.																																			
Hydropower / Pumped Hydropower Facilities																																				
PO 10.1	DTS/DPF 10.1																																			
Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	None are applicable.																																			
PO 10.2	DTS/DPF 10.2																																			

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Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Main 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 available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) It is wholly located and contained within the allotment of the development it will service (b) In areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	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

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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.
Drift and Water Protection	

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PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: <ul style="list-style-type: none"> (a) public water supply reservoirs (b) major watercourses (third order or higher streams) (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: <ul style="list-style-type: none"> (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies. 	
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: <ul style="list-style-type: none"> (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. 		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		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:	
(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.			
		Class of Development	Hours of operation
		Consulting room	7am to 9pm, Monday to Friday
			8am to 5pm, Saturday

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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
Overshadowing		
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.	
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m ² 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:	DTS/DPF 4.2 None are applicable.	

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<p>(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</p> <p>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</p> <p>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</p> <p>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</p>					
<p>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</p> <p>or</p> <p>(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 ($LOCT10,15 < LOCT90,15 + 8dB$)				
No level					
<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</p> <p>(b) locating and designing chimneys or exhaust flues to minimise 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>				

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PO 6.2	DTS/DPF 6.2
External lighting is not hazardous to motorists and cyclists.	None are applicable.
Policy Authority / Date	
PO 7.1	DTS/DPF 7.1
Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	None are applicable.
Electrical Interference	
PO 8.1	DTS/DPF 8.1
Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interference with Fixed Facilities	
PO 9.1	DTS/DPF 9.1
Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	None are applicable.
PO 9.2	DTS/DPF 9.2
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	None are applicable.
PO 9.3	DTS/DPF 9.3
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4	DTS/DPF 9.4
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5	DTS/DPF 9.5
Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.

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PO 9.6	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 Noise and Geometric (Road and Private Roads)			
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> <p>(a) creates allotments with the appropriate dimensions and shape for their intended use</p> <p>(b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure</p> <p>(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</p> <p>(d) facilitates solar access through allotment orientation</p> <p>(e) creates a compact urban form that supports active travel, walkability and the use of public transport</p> <p>(f) avoids areas of high natural hazard risk.</p>

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 subdivision	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): <p>(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 2019</i> where the allotments are used or are proposed to be used solely for residential purposes</p> <p>(b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.</p>
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	

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PO 2.1		DTS/DPF 2.1	
Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.		None are applicable.	
PO 2.2		DTS/DPF 2.2	
Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.		None are applicable.	
PO 2.3		DTS/DPF 2.3	
Land division maximises the number of allotments that face public open space and public streets.		None are applicable.	
PO 2.4		DTS/DPF 2.4	
Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.		None are applicable.	
PO 2.5		DTS/DPF 2.5	
Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.		None are applicable.	
PO 2.6		DTS/DPF 2.6	
Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.		None are applicable.	
PO 2.7		DTS/DPF 2.7	
Land division results in legible street patterns connected to the surrounding street network.		None are applicable.	
PO 2.8		DTS/DPF 2.8	
Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.		None are applicable.	
Roads and reserves			
PO 3.1		DTS/DPF 3.1	
Land division provides allotments with access to an all-weather public road.		None are applicable.	
PO 3.2		DTS/DPF 3.2	
Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.		None are applicable.	
PO 3.3		DTS/DPF 3.3	
Land division does not impede access to publicly owned open space and/or recreation facilities.		None are applicable.	
PO 3.4		DTS/DPF 3.4	
Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.		None are applicable.	
PO 3.5		DTS/DPF 3.5	

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Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	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 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.	DTS/DPF 4.6 None are applicable.

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are sited and designed to function as a landscape feature.			
Minor Land Division (under 10 allotments)			
Open Space			
PO 5.1	Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1	None are applicable.
Solar Orientation			
PO 6.1	Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1	None are applicable.
Water Sensitive Design			
PO 7.1	Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1	None are applicable.
PO 7.2	Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2	None are applicable.
Battle-Axe Driveways			
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 B80 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 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 (including 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.

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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.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1	DTS/DPF 1.1
Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	None are applicable.
PO 1.2	DTS/DPF 1.2

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The operation of wharves is not impaired by marinas and on-water structures.		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) 50m 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
Local Use and Identity	
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.

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Design and siting			
PO 2.1		DTS/DPF 2.1	
Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.		None are applicable.	
PO 2.2		DTS/DPF 2.2	
Open space and recreation facilities incorporate park furniture, shaded areas and resting places.		None are applicable.	
PO 2.3		DTS/DPF 2.3	
Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.		None are applicable.	
Provision and quality			
PO 3.1		DTS/DPF 3.1	
Open space incorporates:		None are applicable.	
(a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes;			
(b) safe crossing points where pedestrian routes intersect the road network;			
(c) easily identified access points.			
Quality			
PO 4.1		DTS/DPF 4.1	
Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.		None are applicable.	
Safety and security			
PO 5.1		DTS/DPF 5.1	
Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.		None are applicable.	
PO 5.2		DTS/DPF 5.2	
Play equipment is located to maximise opportunities for passive surveillance.		None are applicable.	
PO 5.3		DTS/DPF 5.3	
Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.		None are applicable.	
PO 5.4		DTS/DPF 5.4	
Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.		None are applicable.	
PO 5.5		DTS/DPF 5.5	
Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.		None are applicable.	
PO 5.6		DTS/DPF 5.6	
Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.		None are applicable.	

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Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

Policy24		P&D Code (in effect) - Version 2023.13 - 31/08/2023
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 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 Centres.	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 Mobility	
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	DTS/DPF 2.1

Policy24		P&D Code (in effect) - Version 2023.13 - 31/08/2023	
Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.		None are applicable.	
Separation Treatments, Buffers and Landscaping			
PO 3.1		DTS/DPF 3.1	
Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.		None are applicable.	
PO 3.2		DTS/DPF 3.2	
Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.		None are applicable.	

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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 Environment Protection Act 1986 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 intensive 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.
Camping 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.
<small>Tourist accommodation is areas controlled under the National Parks and Wildlife Act 1972</small>	
PO 3.1	DTS/DPF 3.1

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Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	None are applicable.
PO 3.2 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
Relevant Outcomes	
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	DTS/DPF 1.3 None are applicable.

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designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.			
PO 1.4		DTS/DPF 1.4	
Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.		All vehicle manoeuvring occurs onsite.	
Sightlines			
PO 2.1		DTS/DPF 2.1	
Sightlines at intersections, pedestrian and cycle crossings, and crossovers to alignments 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:

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		(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 Areas			
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 fully 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.		

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PO 6.4	Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4	None are applicable.
PO 6.5	Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5	None are applicable.
PO 6.6	Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6	Loading areas and designated parking spaces are wholly located within the site.
PO 6.7	On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7	None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles			
PO 7.1	Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1	None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks			
PO 8.1	Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1	None are applicable.
PO 8.2	Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2	None are applicable.
Bicycle Parking in Designated Areas			
PO 9.1	The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1	Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2	Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2	None are applicable.
PO 9.3	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.
Caravan Car Sites			
PO 10.1		DTS/DPF 10.1	

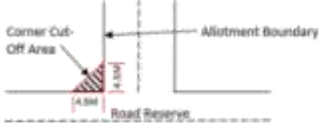
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Development is located and designed to ensure drivers can safely turn into and out of public road junctions.		Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:	
			
Heavy Vehicle Parking			
PO 11.1		DTS/DPF 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.		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 20m, 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 road 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		DTS/DPF 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.		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 limits for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).	
PO 11.3		DTS/DPF 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.		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

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	<p>dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Appt/ Supported Accommodation	
Retirement facility	<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> <p>0.3 spaces per bed.</p>
Supported accommodation	0.3 spaces per bed.
Residential development (other)	
Accessory 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> <p>0.3 spaces per bed.</p> <p>0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.</p>
Student accommodation	
Workers' accommodation	
Tourist	
Caravan and 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> <p>1 car parking space per accommodation unit 1 guest room.</p>
Tourist accommodation other than a caravan and tourist park	
Commercial uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	<p>For a call centre, 8 spaces per 100m² of gross leasable floor area.</p> <p>In all other cases, 4 spaces per 100m² of gross leasable floor area.</p>
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area.
Shop (no commercial kitchen)	<p>1 space per 100m² of outdoor area used for display purposes.</p> <p>0.5 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a drive-in service only (which may include a take-away component with no drive-through) - 6.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.</p>
Community and club uses	
Community facility	<p>For a library, 4 spaces per 100m² of total floor area.</p> <p>For a hall/meeting hall, 0.2 spaces per seat.</p> <p>In all other cases, 10 spaces per 100m² of total floor area.</p>
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a playground down area either on-site or on the public realm within 300m of the site.

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	For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/drop 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 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 Hospital	4 spaces per consulting room excluding ancillary facilities. 4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex Concert hall / Theatre Hotel	0.2 spaces per seat. 0.2 spaces per seat. 1 space for every 2m ² of total floor area in a public bar plus 1 space for every 5m 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	4.5 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 Sites	
Fuel depot	1.8 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry Store Timber yard	1.5 spaces per 100m ² of total floor area. 0.5 spaces per 100m ² of total floor area. 1.5 spaces per 100m ² of total floor area
Warehouse	1 space per 100m ² of outdoor area used for display purposes. 0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour Ratels or Television Station	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour. 3 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

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			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 100m ² of gross leasable floor area.	4 spaces per 100m ² 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 bedrooms 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

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			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 dwellings	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 100 square metres, 2 for every dwelling for residents with a total floor area greater than 100 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 100 square metres, 2 for every dwelling for residents with a total floor area greater than 100 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 200m ² of gross leasable floor area plus 1 space for every 400m ² of gross leasable floor area for customers.	
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.	
Schedule to Table 3	Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.

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	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
Site	
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 	DTS/DPF 2.1 None are applicable.

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(c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	
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.
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.
Landscape	

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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 environmental 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 aquifer 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	
DO1	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



No light above the horizontal is permitted

Runways

Dept of Defence Property

EXTRANEEOUS LIGHTING (CASA) LEGEND

Restrictions on the amount of upward light emitted to comply with the criteria outlined in paragraphs 703b, 704b and 705b of Part 5, Chapter 7 of Australian Defence Force Publication 602 (ADFP 602)

A Zone A: 0 candelas

B Zone B: 50 candelas

C Zone C: 150 candelas

D Zone D: 450 candelas

Controlled Light Installation Area (6km buffer from runways)

Maximum intensity of light source measured at 3 degrees above the horizontal



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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Address:

LOT 1130 GREENTREE BVD PARALOWE SA 5106

Click to view a detailed interactive [MAP](#) [to SALISBURY](#)

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



Property Zoning Details

Zone

Open Space

Overlay

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

Building Near Airfields

Defence Aviation Area (All structures over 90 metres)

Hazards (Flooding)

Hazards (Flooding - General)

Prescribed Watercourses

Prescribed Wells Area

Regulated and Significant Tree

Traffic Generating Development

Urban Transport Routes

Water Resources

Local Variation (TNV)

Concept Plan (Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints)

Development Pathways

• Open Space

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

• Building work on railway land

• Partial demolition of a building or structure

• Private bushfire shelter

• Shade sail

• Solar photovoltaic panels (roof mounted)

• 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.

• 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

• Demolition

• Outbuilding

• Retaining wall

• Shop

• 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

Open Space Zone

Assessment Provisions (AP)

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Desired Outcome (DO)

Desired Outcome	
DO1	Areas of natural and landscaped open space provide for biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and enjoyment of the community.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use Exclusively	
PO 1.1 Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Open space (b) Outdoor sports courts (c) Recreable area (d) Sporting ovals and fields
PO 1.2 Buildings are limited in number and size to provide a natural, landscaped setting.	DTS/DPF 1.2 None are applicable.
PO 1.3 Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.	DTS/DPF 1.3 Shop gross leasable floor area does not exceed 50m ² .
PO 1.4 Offices are of a scale that is subordinate to the principal open space use of the land.	DTS/DPF 1.4 Office gross leasable floor area does not exceed 80m ² .
Build Form and Character	
PO 2.1 Development is designed and sited to be unobtrusive and not spoil the open space character or interrupt views of natural or landscape features.	DTS/DPF 2.1 None are applicable.
PO 2.2 Outbuildings are of a scale that mitigates visual impacts of buildings on natural or landscape features.	DTS/DPF 2.2 Outbuildings have a: (a) floor area that does not exceed 50m ² (b) wall height that does not exceed 3m (c) building height that does not exceed 5m
PO 2.3 Development is sited and designed to be compatible with the conservation and enhancement of the natural environment.	DTS/DPF 2.3 None are applicable.
Land Division	
PO 3.1 Land division supports the provision of public open space.	DTS/DPF 3.1 Land division is for the purposes of: (a) the creation of a public road or a public reserve or

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		(b)	a minor adjustment of allotment boundaries to: (i) remove an anomaly in existing boundaries with respect to the location of existing buildings or structures or (ii) result in the preservation of existing stands of native vegetation, habitat or biodiversity		
Concept Plans					
PO 4.1 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 4.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table><tr><th>Description</th></tr><tr><td>Concept Plan 51 - Edinburgh Defence Airfield Lighting Constraints</td></tr></table> In relation to DTS/DPF 4.1, 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 4.1 is met.		Description	Concept Plan 51 - Edinburgh Defence Airfield Lighting Constraints
Description					
Concept Plan 51 - 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 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) carport (d) deck (e) fence (f) internal building works (g) land division (h) open space (i) pergola (j) playground (k) private bushfire shelter (l) protective tree netting structure (m) recreation area (n) replacement building (o) retaining wall (p) shade sail (q) solar photovoltaic panels (roof mounted) (r) swimming pool or spa pool and associated swimming pool safety features (s) temporary accommodation in an area affected by bushfire (t) tree damaging activity (u) verandah (v) water tank. 	None specified.

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3. Any development involving any of the following (or of any combination of any of the following): (a) outdoor sports courts (b) sporting ovals and fields		Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. 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).
5. Office.		Except office that does not satisfy Open Space Zone DTS/DPF 1.4.
6. Outbuilding.		Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.
7. Railway line.		Except where located outside of a rail corridor or rail reserve.
8. Shop.		Except shop that does not satisfy Open Space Zone DTS/DPF 1.3.
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 'AB 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	DTS/DPF 1.2 Development does not include exhaust stacks.

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movements associated with a certified or registered aerodrome.	

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 Airport Building Heights (Regulated) Overlay (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the Airport Building Heights (Regulated) Overlay.	The airport-operator company for the relevant airport within the meaning of the Airports Act 1996 of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the Airports Act 1996 of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

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

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 strikes.	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.

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PO 1.3	DTS/DPF 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.		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
<i>Build here</i>	
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.
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) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.

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 Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.	DTS/DPF 1.1 None are applicable.
Land Use	
PO 2.1 Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood prone areas to enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 2.2 Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay area.
Flood Protection	
PO 3.1 Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	DTS/DPF 3.2 None are applicable.
PO 3.3 Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.	DTS/DPF 3.4 Other than a recreation area, development is located outside of the 5% AEP principal flow path.
PO 3.5 Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	DTS/DPF 3.5 Buildings comprise one of the following: (a) a porch or portico with at least 2 open sides

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		(b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.	
PO 3.6		DTS/DPF 3.6	
Fences do not unreasonably impede floodwaters.		A post and wire fence (other than a chain mesh fence).	
Endorsement Protection			
PO 4.1		DTS/DPF 4.1	
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.		Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.	
PO 4.2		DTS/DPF 4.2	
Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood.		None are applicable.	
No Earthworks			
PO 5.1		DTS/DPF 5.1	
The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.		None are applicable.	
PO 5.2		DTS/DPF 5.2	
Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.		Filling for ancillary purposes: (a) does not exceed 300mm above existing ground level (b) is no more than 5m wide.	
Access			
PO 6.1		DTS/DPF 6.1	
Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency service vehicles or essential utility service vehicles during a 1% AEP flood event.		None are applicable.	
PO 6.2		DTS/DPF 6.2	
Access driveways and tracks to significant development (i.e. dwellings, places of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event.		None are applicable.	

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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
<i>Land Use</i>	
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.
<i>Flood Mitigation</i>	
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.
<i>Environmental Protection</i>	
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

Prescribed Watercourses Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Prescribed watercourses are protected by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner that maintains the health and natural flow paths of the watercourses.

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 development 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 prescribed watercourses.</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 Landscape South Australia Act 2019.
<p>PO 1.2</p> <p>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing in a prescribed watercourse is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a prescribed watercourse.	Relevant authority under the Landscape South Australia Act 2019 that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development.	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent.	Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the Landscape South Australia Act 2019:	The Chief Executive of the Department of the Minister responsible for the administration of the Landscape South Australia Act 2019.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017
<ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. 			
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the Landscape South Australia Act 2019.			

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

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 to 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 6 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
<i>Tree Retention and Health</i>	
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 National Parks and Wildlife Act 1972 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 National Parks and Wildlife Act 1972 as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor or 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 and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (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.
<i>Ground work affecting trees</i>	
PO 2.1	DTS/DPF 2.1

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Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.		None are applicable.	
Land division			
PO 3.1		DTS/DPF 3.1	
Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.		Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division 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 6,000m² or more (f) industry with a gross floor area of 25,000m² or more (g) educational facilities with a capacity of 250 students or more.
PO 1.2	DTS/DPF 1.2

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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
<p>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <ul style="list-style-type: none"> (a) 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.

Urban Transport Routes Overlay

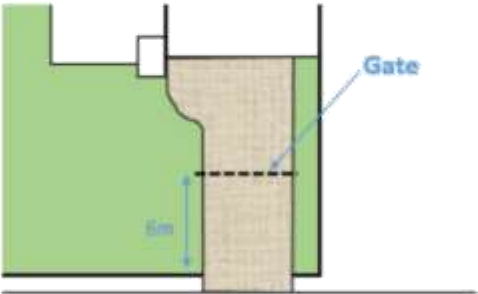
Assessment Provisions (AP)


Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated
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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
	Performance Feature
Access - Gate Entry and Exit (Public Road)	
<p>PO 1.1</p> <p>Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.</p>	<p>DTS/DPF 1.1</p> <p>An access point satisfies (a), (b) or (c):</p> <p>(a) where servicing a single (1) dwelling / residential allotment:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 5m and 6m (measured at the site boundary) <p>(b) where the development will result in 2 and up to 6 dwellings:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 5.5m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site) <p>(c) where the development will result in 7 or more dwellings, or is a non-residential land use:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) it will have a width of between 6m and 6m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.6m (vii) it will have a width of between 6m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.6m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access: <ul style="list-style-type: none"> A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.6m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.6m vehicles do not cross the centreline of the road.
Access - On-Site Driveway	
<p>PO 2.1</p> <p>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.</p>	<p>DTS/DPF 2.1</p> <p>An access point in accordance with one of the following:</p> <p>(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:</p> 

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	<p>(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:</p> <ul style="list-style-type: none"> (i) is expected to be serviced by vehicles with a length no greater than 8.4m (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) <p>(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:</p> <ul style="list-style-type: none"> (i) is expected to be serviced by vehicles with a length greater than 8.4m small rigid vehicle (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram: 
Access – 3 route (splitting) – Existing Access Point	
<p>PO 3.1</p> <p>Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.</p>	<p>DTS/DPF 3.1</p> <p>An existing access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> (a) it will not service, or is not intended to service, more than 6 dwellings (b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access (c) is not located on a Controlled Access Road and development constitutes: <ul style="list-style-type: none"> (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa (ii) a change of use from a shop to an office, consulting room or personal or domestic services establishment (iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse >500m² gross leasable floor area (v) an office or consulting room with a <500m² gross leasable floor area (vi) a change of use from a residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m² gross leasable floor area.
Access – 3 route (splitting) – New Access Point	
<p>PO 4.1</p> <p>New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.</p>	<p>DTS/DPF 4.1</p> <p>A new access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> (a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:

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Notes:

The points marked X₁ and X₂ are respectively at the median road on a divided road and at the intersection of the main road centre-line and the extension of the site-road property line shown as dotted lines, or on an undivided road, the a-divided road, dimension T-O extends to Point X₁.

(b) where the development site is intended to serve between 1 and 6 dwellings, the new access:

- (i) is not located on a Controlled Access Road
- (ii) is not located on a section of road affected by double barrier lines
- (iii) will be on a road with a speed environment of 70km/h or less
- (iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)
- (v) is located a minimum of 5m from a median opening or pedestrian crossing

(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
50 km/h	5m (for development intended to serve between 1 and 6 dwellings) and 10m for all other cases	73m
70 km/h	40m	92m
80 km/h	50m	114m
90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

Access - Location (Right Hand)

PO 5.1

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

DTS/DPF 5.1

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

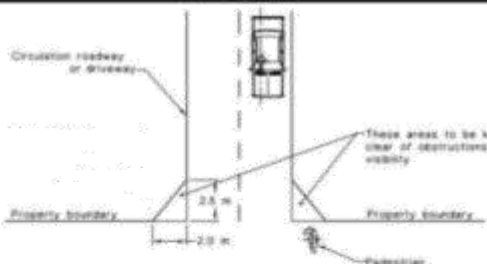
(a) the development site does or is intended to serve between 1 and 6 dwellings and utilise an existing access point or

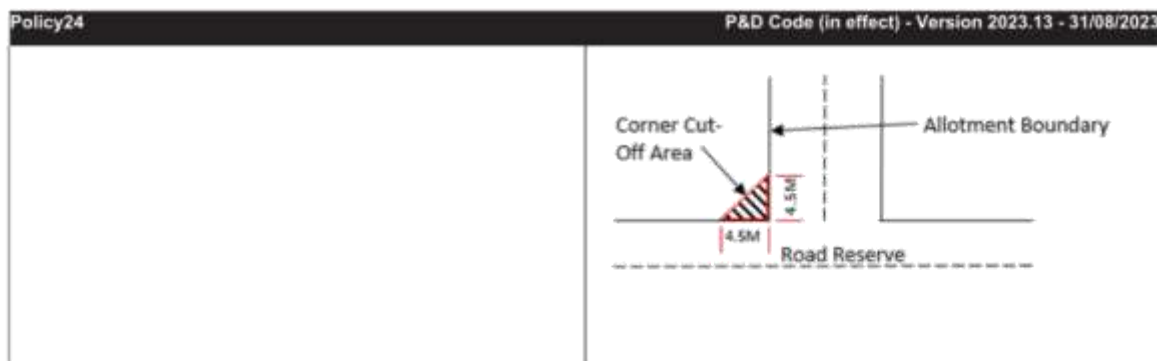
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	53m	97m
60 km/h	61m	123m
70 km/h	70m	151m
80 km/h	82m	181m
90 km/h	96m	226m
100 km/h	109m	262m
110 km/h	135m	305m

and

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

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Access – Seal and debris			
PO 6.1 Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.		DTS/DPF 6.1 Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer).	
Access – Stormwater			
PO 7.1 Access points are designed to minimise negative impact on roadside drainage of water.		DTS/DPF 7.1 Development does not: (a) decrease the capacity of an existing drainage point; (b) restrict or prevent the flow of stormwater through an existing drainage point and system (c) result in access points becoming stormwater flow paths directly onto the road.	
Building on Road Reserve			
PO 8.1 Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users.		DTS/DPF 8.1 Buildings or structures are not located on, above or below the road reserve.	
Public Road Junctions			
PO 9.1 New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road.		DTS/DPF 9.1 Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.	
Corner Cut-Offs			
PO 10.1 Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.		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:	



Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Outflow	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood)	DTS/DPF 1.1 None are applicable.

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extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.			
PO 1.2		DTS/DPF 1.2	
Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.		None are applicable.	
PO 1.3		DTS/DPF 1.3	
Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.		None are applicable.	
PO 1.4		DTS/DPF 1.4	
Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.		None are applicable.	
PO 1.5		DTS/DPF 1.5	
Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to:		A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.	
(a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.			
PO 1.6		DTS/DPF 1.6	
Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following:		None are applicable.	
(a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.			
PO 1.7		DTS/DPF 1.7	
Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.		None are applicable.	
PO 1.8		DTS/DPF 1.8	
Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.		None are applicable.	
PO 1.9		DTS/DPF 1.9	
Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.		None are applicable.	

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

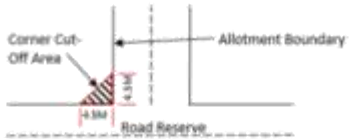
Desired Outcome (DO)

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
<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 located 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>DTS/DPF 1.3</p>

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Advertising does not encroach on public land or the land of an adjacent allotment.		Advertisements and/or advertising hoardings are contained within the boundaries of the site.	
PO 1.4	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: (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: (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:	DTS/DPF 5.3	Advertisements satisfy all of the following:

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<p>(a) being liable to interpretation by drivers as an official traffic sign or signal</p> <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 prior to approaching level crossings.</p>		<p>(a) are not located in a public road or rail reserve</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 0.5m 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 - 12m</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
<p>Being used/Design</p> <p>PO 1.1</p> <p>Animal keeping, horse keeping and associated activities do not create adverse</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>

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impacts on the environment or the amenity of the locality.		
PO 1.2	DTS/DPF 1.2	
Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	None are applicable.	
Horses		
PO 2.1	DTS/DPF 2.1	
Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	None are applicable.	
PO 2.2	DTS/DPF 2.2	
Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.	
PO 2.3	DTS/DPF 2.3	
All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.	
PO 2.4	DTS/DPF 2.4	
To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	Stables, horse shelters and associated yards are set back 50m or more from a watercourse.	
PO 2.5	DTS/DPF 2.5	
Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).	
Kennels		
PO 3.1	DTS/DPF 3.1	
Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.	
PO 3.2	DTS/DPF 3.2	
Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.	
PO 3.3	DTS/DPF 3.3	
Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	Kennels are sited in association with a permanent dwelling on the land.	
Wastes		
PO 4.1	DTS/DPF 4.1	
Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	None are applicable.	

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PO 4.2 <i>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.</i>	DTS/DPF 4.2 <i>Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event area.</i>

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
<i>Land-based Aquaculture</i>	
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 Aquaculture Act 2001.
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 Aquaculture Act 2001.
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 Aquaculture Act 2001.
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.

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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 Aquaculture Act 2001.
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 Aquaculture Act 2001.
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 Aquaculture Act 2001.
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 distribution 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	DTS/DPF 2.7	None are applicable.

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<p>(b) positioning structures to provide 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>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>DTS/DPF 4.4</p>

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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.	The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.

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.

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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 on-site 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
Being not Designated	

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<p>PO 1.1</p> <p>Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.</p>		<p>DTS/DPF 1.1</p> <p>Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:</p> <p>(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</p> <p>(b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility</p> <p>(c) bulk petroleum storage involving individual containers with a capacity up to 300 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more</p> <p>(d) coal handling with:</p> <p>a. capacity up to 1 tonne per day or a storage capacity up to 55 tonnes: 500m or more</p> <p>b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.</p>	
Bulbs and Landscaping			
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.</p>		<p>DTS/DPF 2.1</p> <p>None are applicable.</p>	
<p>PO 2.2</p> <p>Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.</p>		<p>DTS/DPF 2.2</p> <p>None are applicable.</p>	
Access and Parking			
<p>PO 3.1</p> <p>Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.</p>		<p>DTS/DPF 3.1</p> <p>Roadways and vehicle parking areas are sealed with an all-weather surface.</p>	
Slipways, Wharves and Pontoons			
<p>PO 4.1</p> <p>Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.</p>		<p>DTS/DPF 4.1</p> <p>None are applicable.</p>	

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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
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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
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 88 of the Electricity Act 1989 (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	
General 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: (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.

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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.
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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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 Water 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 Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1	DTS/DPF 7.1
Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the 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 are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	None are applicable.
PO 7.3	DTS/DPF 7.3
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.
PO 7.4	DTS/DPF 7.4
Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	None are applicable.
PO 7.5	DTS/DPF 7.5
Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	None are applicable.
PO 7.6	DTS/DPF 7.6
Vehicle parking areas and associated driveways are landscaped to provide shade	None are applicable.

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and positively contribute to amenity.	
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	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 / Direct Privacy to Building (Overlook to ADP)	
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:

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	<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 1.5 m above the finished floor level.</p>
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <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>
All Residential Development	
Front windows and passive surveillance	
<p>PO 11.1</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1</p> <p>Each dwelling with a frontage to a public street:</p> <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 11.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Dulwich and vicinity	
<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
<p>PO 12.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
Ancillary Development	
<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 90m²</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</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>(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>

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	<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 or that boundary there is an existing wall of a building that would be adjacent to or abut 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>										
<p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>										
<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>	Allotment size	Floor area	≤500m ²	60m ²	>500m ²	80m ²				
Allotment size	Floor area										
≤500m ²	60m ²										
>500m ²	80m ²										

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		<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> <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 abut 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-patented treated or painted in a non-reflective colour.</p>	
Design 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 with 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>	
Blending			
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</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		DTS/DPF 17.1	

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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 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 80 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or exceeds and retains 90% (difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 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 amenability	
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 5m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.

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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 data-bbox="879 387 1362 1010"> </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>
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 0.53 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 identified.</p>
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 Buildings			
PO 21.1	The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1	<p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable or</p> <p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>
Group-design, residential flat buildings and multi-unit development			
Density			

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<p>PO 22.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 22.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table><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 22.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 22.2</p> <p>None are applicable.</p>										
<p>PO 22.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 22.3</p> <p>None are applicable.</p>										
<p>PO 22.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 22.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>										
Communal Open Space											
<p>PO 23.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 23.1</p> <p>None are applicable.</p>										
<p>PO 23.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 23.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>										
<p>PO 23.3</p> <p>Communal open space is designed and sited to:</p> <p>(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>										

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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.
Cycling, tennis and sustainability	
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 car park length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is intended.
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 1m 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 5m.
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).
Waste Facilities / Waste Storage	

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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			
Dwelling 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.
Workshop 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.
Common 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		DTS/DPF 29.2	

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Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services. (b) have regard to acoustics, 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.
Bin 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	DTS/DPF 30.7 None are applicable.

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from public view.

All new residential development

Water Services 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.

(a) designed to contain all wastewater likely to pollute stormwater within a bounded 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 'leak-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.

Roofs

Design and Siting

PO 33.1

Decks are designed and sited to:

DTS/DPF 33.1

Decks:

(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.

(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 750mm in accordance with (A) or (B), whichever is less:

A. a total area is determined by the following table:

Site area (or in the case of residential flat building or group dwelling(s),	Minimum percentage of site
------------------------------------------------------------------------------------------------	----------------------------------

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	<table><tr><th colspan="2">average site area) (m²)</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>	average site area) (m ²)		<150	10%	150-200	15%	>200-450	20%	>450	25%
average site area) (m ²)											
<150	10%										
150-200	15%										
>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>										
<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 2.8m</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	
General 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.
Only	
PO 2.1	DTS/DPF 2.1

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Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	None are applicable.
PO 2.2 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 Runoff 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	

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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 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 requirements			
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and underground car parking on 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 rounding (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: <ul style="list-style-type: none"> (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: <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. 	

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PO 8.2	Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2	Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway; (b) are constructed with an all-weather trafficable surface.
PO 8.3	Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3	None are applicable.
PO 8.4	Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4	None are applicable.
PO 8.5	Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5	None are applicable.
Fences and walls			
PO 9.1	Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1	None are applicable.
PO 9.2	Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2	A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (new 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 503mm 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		DTS/DPF 11.1	

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Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.		None are applicable.	
PO 11.2	DTS/DPF 11.2	None are applicable.	
Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.			
PO 11.3	DTS/DPF 11.3	None are applicable.	
Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.			
PO 11.4	DTS/DPF 11.4	None are applicable.	
Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.			
PO 11.5	DTS/DPF 11.5	None are applicable.	
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.			
All development - Medium and High Rise			
External Appearance			
PO 12.1	DTS/DPF 12.1	None are applicable.	
Buildings positively contribute to the character of the local area by responding to local context.			
PO 12.2	DTS/DPF 12.2	None are applicable.	
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.			
PO 12.3	DTS/DPF 12.3	None are applicable.	
Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.			
PO 12.4	DTS/DPF 12.4	None are applicable.	
Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.			
PO 12.5	DTS/DPF 12.5	Buildings utilise a combination of the following external materials and finishes:	
External materials and finishes are durable and age well to minimise ongoing maintenance requirements.		<ul style="list-style-type: none"> (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration. 	
PO 12.6	DTS/DPF 12.6	Building street frontages incorporate:	
Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.		<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	DTS/DPF 12.7	Entrances to multi-storey buildings are:	
Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.		<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. 	

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	<p>(d) designed to provide shelter, a sense of personal address and transitional space around the entry</p> <p>(e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors</p> <p>(f) designed to avoid the creation of potential areas of entrapment.</p>																								
<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><thead><tr><th>Site area</th><th>Minimum deep soil area</th><th>Minimum dimension</th><th>Tree / deep soil zones</th></tr></thead><tbody><tr><td><300 m²</td><td>10 m²</td><td>1.5m</td><td>1 small tree / 10 m²</td></tr><tr><td>300-1500 m²</td><td>7% site area</td><td>3m</td><td>1 medium tree / 30 m²</td></tr><tr><td>>1500 m²</td><td>7% site area</td><td>6m</td><td>1 large or medium tree / 60 m²</td></tr></tbody></table> <p>Tree class and site area definitions</p> <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
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<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</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>																								

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medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.			
Environmental			
PO 14.1		DTS/DPF 14.1	
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.		None are applicable.	
PO 14.2		DTS/DPF 14.2	
Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.		None are applicable.	
PO 14.3		DTS/DPF 14.3	
Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:		None are applicable.	
(a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street			
(b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas			
(c) the placement of buildings and use of setbacks to deflect the wind at ground level			
(d) avoiding tall sheer elevations that create windy conditions at street level.			
Car Parking			
PO 15.1		DTS/DPF 15.1	
Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.		Multi-level vehicle parking structures within buildings:	
		(a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages	
		(b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.	
PO 15.2		DTS/DPF 15.2	
Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.		None are applicable.	
Overlooking/Visual Privacy			
PO 16.1		DTS/DPF 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:		None are applicable.	
(a) appropriate site layout and building orientation			
(b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight			
(c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between 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 positive surveillance			
PO 17.1		DTS/DPF 17.1	
Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.		Each dwelling with a frontage to a public street:	

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	<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>		
Outdoor 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 80m²</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 800mm 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 height of 1.5.5m 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><thead><tr><th>Site area (or in the case of residential flat building or group dwelling(s),</th><th>Minimum percentage of site</th></tr></thead></table>	Site area (or in the case of residential flat building or group dwelling(s),	Minimum percentage of site
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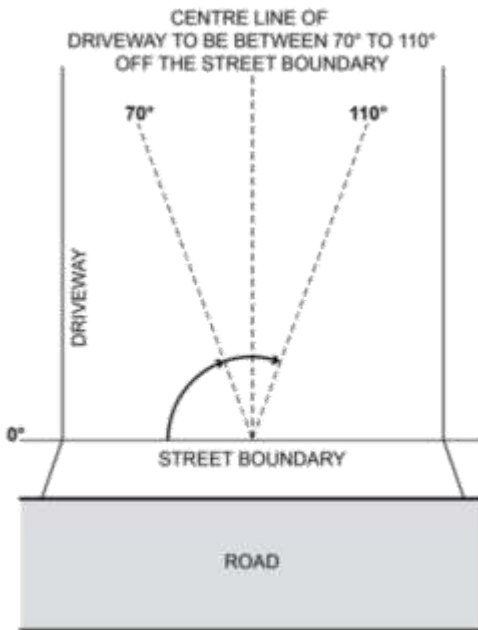
	<p>average site area) (m²)</p> <table> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>>200-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	<150	10%	150-200	15%	>200-450	20%	>450	25%
<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 3m 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> <tr> <th>Allotment size</th><th>Floor area</th></tr> <tr> <td><2500m²</td><td>600m²</td></tr> <tr> <td>>2500m²</td><td>800m²</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 300mm 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 40% 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	<2500m ²	600m ²	>2500m ²	800m ²		
Allotment size	Floor area								
<2500m ²	600m ²								
>2500m ²	800m ²								
Restricted Development - Low Risk									
External appearance									
<p>PO 20.1</p>	<p>DTS/DPF 20.1</p>								

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Garaging is designed to not detract from the streetscape or appearance of a dwelling.	Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site footage 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)</th><th>Minimum percentage of site</th></tr><tr><td>Less than 1000sqm</td><td>10%</td></tr><tr><td>1000sqm to less than 2000sqm</td><td>15%</td></tr><tr><td>2000sqm to less than 3000sqm</td><td>20%</td></tr><tr><td>3000sqm to less than 4000sqm</td><td>25%</td></tr><tr><td>4000sqm to less than 5000sqm</td><td>30%</td></tr><tr><td>5000sqm or more</td><td>35%</td></tr></table>	Site area (or in the case of residential flat building or group dwelling(s), average site)	Minimum percentage of site	Less than 1000sqm	10%	1000sqm to less than 2000sqm	15%	2000sqm to less than 3000sqm	20%	3000sqm to less than 4000sqm	25%	4000sqm to less than 5000sqm	30%	5000sqm or more	35%
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		area) (m ²)	
		≤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 manoeuvring			
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 5.0m (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 1.0m.
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) 3m 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 10% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping

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	<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>  <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 5.2m wide along the boundary of the adjacent lot.</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 0.35 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 indent.
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 800mm (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>DTS/DPF 26.1</p>

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Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.

Buildings:

- (a) provide a habitable room at ground or first level with a window 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 80% of the site footage.

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) louvers
- (d) green facades
- (e) operable 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) studios: not less than 6m³
- (b) 1 bedroom dwelling / apartment: not less than 8m³
- (c) 2 bedroom dwelling / apartment: not less than 10m³
- (d) 3+ bedroom dwelling / apartment: not less than 12m³.

PO 28.5

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.

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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 6 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 Buildings 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.										

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PO 31.4	DTS/DPF 31.4
Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	Dwelling sites/units are not in the form of a battle-axe arrangement.
Communal/Open Space	
PO 32.1	DTS/DPF 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.	None are applicable.
PO 32.2	DTS/DPF 32.2
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 32.3	DTS/DPF 32.3
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 32.4	DTS/DPF 32.4
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
PO 32.5	DTS/DPF 32.5
Communal open space is designed and sited to:	None are applicable.
(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings	
(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Car parking, access and manoeuvrability	
PO 33.1	DTS/DPF 33.1
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 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 intended.
PO 33.2	DTS/DPF 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.	Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3	DTS/DPF 33.3
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:
	(a) have a minimum width of 3m
	(b) for driveways servicing more than 2 dwellings:
	(i) have a width of 5.5m or more and a length of 8m or more at the start of the primary street
	(ii) where the driveway length exceeds 10m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4	DTS/DPF 33.4
Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B&S passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5	DTS/DPF 33.5

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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 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 courses / water 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.

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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 advanced facilities			
Bldg. Configuration not Bldg.			
PO 37.1	Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1	None are applicable.
PO 37.2	Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2	None are applicable.
Movement and Access			
PO 38.1	Development is designed to support safe and convenient access and movement for residents by providing: <ul style="list-style-type: none"> (a) ground-level access or lifted access to all units; (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places; (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability; (d) kerb ramps at pedestrian crossing points. 	DTS/DPF 38.1	None are applicable.
Communal Open Space			
PO 39.1	Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1	None are applicable.
PO 39.2	Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2	None are applicable.
PO 39.3	Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3	Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4	Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services; (b) have regard to acoustic, safety, security and wind effects. 	DTS/DPF 39.4	None are applicable.
PO 39.5	Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5	None are applicable.
PO 39.6	Communal open space is designed and sited to:	DTS/DPF 39.6	None are applicable.

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(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.		
Bin 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 ² 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 new residential development			

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Water: Seawater Design	
<p>PO 42.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 42.2</p> <p>None are applicable.</p>
<p>PO 42.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>
Wash-down and Wash Loading and Unloading	
<p>PO 43.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <p>(a) designed to contain all wastewater likely to pollute stormwater within a bounded 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) are 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</p> <p>or</p> <p>(ii) a holding tank and its subsequent removal off-site on a regular basis.</p>	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>
Laneway Development	
Infrastructure with Access	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <p>(a) existing utility infrastructure and services are capable of accommodating the development</p> <p>(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)</p> <p>(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)</p> <p>(d) safety of pedestrians or vehicle movement is maintained</p> <p>(e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.</p>	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>
Decks	
Design and Siting	
<p>PO 45.1</p> <p>Decks are designed and sited to:</p> <p>(a) complement the associated building form</p> <p>(b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)</p> <p>(c) minimise cut and fill and overall massing when viewed from adjacent land.</p>	<p>DTS/DPF 45.1</p> <p>Decks:</p> <p>(a) where ancillary to a dwelling:</p> <p>(i) are not constructed, added to or altered so that any part is situated:</p> <p>A. in front of any part of the building line of the dwelling to which it is ancillary</p> <p>or</p> <p>B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p>

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	<p>(ii) are set back at least 500mm from side or rear allotment boundaries</p> <p>(iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling</p> <p>(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:</p> <p>A. a total area is determined by the following table:</p> <table border="1" data-bbox="965 297 1390 992"> <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>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>	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 45.2</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 45.2</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 45.3</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 45.3</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	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: 80m² located behind the building line.</p>

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		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 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:	16m 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
Biting	
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	

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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.																					
Powerline Clearance																								
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><th>Voltage of transmission line</th><th>Tower or Pole</th><th>Minimum horizontal clearance distance between plantings and transmission lines</th></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

Policy24**P&D Code (in effect) - Version 2023.13 - 31/08/2023****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 Density	
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	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.

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character.			
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 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 40% of the length of the boundary encroach within 3 metres of any other existing or proposed boundary walls on the subject land. (iv)
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 Outlook			
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 1.5m 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 Outlook			
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) 2m 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 200mm 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 500mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2		DTS/DPF 8.2	

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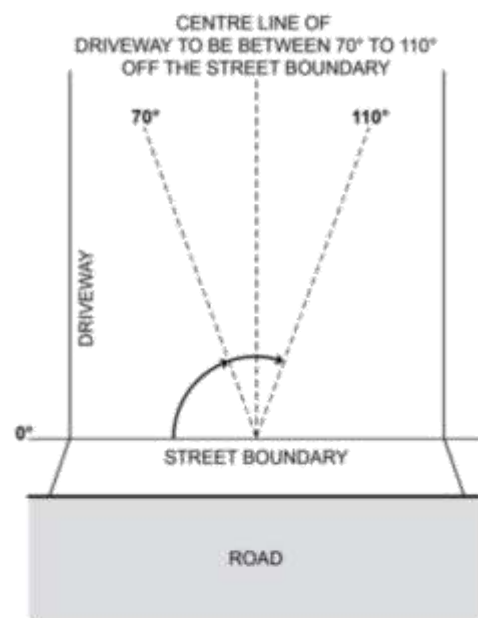
Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	Each dwelling with a frontage to a public street: (a) Includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m. (b) has an aggregate window area of at least 2m ² facing the primary street.															
PO 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.															
Outdoor 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 2.8m</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 2.8m
Dwelling Type	Dwelling / Site Configuration	Minimum Rate														
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	Three + bedroom dwelling	15 m ² / minimum dimension 2.8m														

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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 planes 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) 1.2m 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><250</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%	<250	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%										
<250	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.										
On Parking											
PO 14.1	DTS/DPF 14.1										

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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 3.4m 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.
Guidance	
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 800mm (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.
Waste Areas	

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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 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 1:3.5% (1 in 8) for summit changes, and 1:6% (1 in 6.7) for sag changes, in accordance with AS 2880.1:2004 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:  (c) if located to provide access from an alley, lane or right-of-way - the alley, lane or right-of-way is at least 6.0m wide along the boundary of the abutment site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (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

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Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	<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 5.6m or more and a length of 6m or more at the head 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 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 BBS passenger vehicle to enter and exit the garages or parking spaces in not 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.	<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> <p>(a) studio: not less than 8m³</p> <p>(b) 1 bedroom dwelling / apartment: not less than 8m³</p> <p>(c) 2 bedroom dwelling / apartment: not less than 10m³</p> <p>(d) 3+ bedroom dwelling / apartment: not less than 12m³.</p>
Excavation	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p> <p>(a) excavation exceeding a vertical height of 1m</p> <p>or</p> <p>(b) filling exceeding a vertical height of 1m</p> <p>or</p> <p>(c) a total combined excavation and filling vertical height exceeding 2m.</p>
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	<p>DTS/DPF 20.1</p> <p>The site and building:</p> <p>(a) have the ability to be connected to a permanent potable water supply</p> <p>(b) have the ability to be connected to a sewerage system, or a wastewater system approved under the South Australian Public Health Act 2017</p> <p>(c) have the ability to be connected to electricity supply</p> <p>(d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes</p> <p>(e) would not be contrary to the Regulations prescribed for the purposes of Section 46 of the Electricity Act 1996.</p>
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	<p>DTS/DPF 21.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <p>(a) does not involve a change in the use of land</p> <p>(b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u></p> <p>(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>)</p> <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 Environment Protection Act 1992 in relation to the land within the previous 5 years which states that</p>

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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 <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: <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.	
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.	

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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 bays.	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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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: <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>800m</td></tr><tr><td>100kW-1MW</td><td>0.5ha to <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> Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.	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	800m	100kW-1MW	0.5ha to <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																																
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1MW-5MW	1.6ha to <8ha	15m	500m	800m																																
100kW-1MW	0.5ha to <1.6ha	10m	500m	100m																																
<100kW	<0.5ha	5m	500m	25m																																
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.																																			
Appliquement - Proposed 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	DTS/DPF 10.3																																			

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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: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) It is wholly located and contained within the allotment of the development it will service (b) In areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood plains, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	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)

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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) 500m 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) 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) 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		OTS/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.	OTS/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.	OTS/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.	OTS/DPF 2.1 Development operating within the following hours: <table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td rowspan="2">Consulting room</td><td>7am to 9pm, Monday to Friday</td></tr><tr><td>8am to 5pm, Saturday</td></tr><tr><td rowspan="2">Office</td><td>7am to 9pm, Monday to Friday</td></tr><tr><td>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											
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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. 35m ² 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.	

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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_{A90,15min}) in any octave band of the sound spectrum (L_{OCT10,15} < L_{OCT90,15} + 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 _{A90,15min}) in any octave band of the sound spectrum (L _{OCT10,15} < L _{OCT90,15} + 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 _{A90,15min}) in any octave band of the sound spectrum (L _{OCT10,15} < L _{OCT90,15} + 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.				
Other Policy/Policy Group					

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PO 7.1		DTS/DPF 7.1	
Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.		None are applicable.	
Standard Interference			
PO 8.1		DTS/DPF 8.1	
Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.		The building or structure:	
		(a) is no greater than 10m in height, measured from existing ground level or	
		(b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.	
Interfere with Rural Activities			
PO 9.1		DTS/DPF 9.1	
Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.		None are applicable.	
PO 9.2		DTS/DPF 9.2	
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.		None are applicable.	
PO 9.3		DTS/DPF 9.3	
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.		Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.	
PO 9.4		DTS/DPF 9.4	
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.		Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.	
PO 9.5		DTS/DPF 9.5	
Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do 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 3000 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.	

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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 Noise and Vibration (Pond) and Noise Level			
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 Mining Act 1977.

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 water 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
AP land division	
AP lot 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 Development Act 1993 or Planning Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.

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PO 2.2		DTS/DPF 2.2	
Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.		None are applicable.	
PO 2.3		DTS/DPF 2.3	
Land division maximises the number of allotments that face public open space and public streets.		None are applicable.	
PO 2.4		DTS/DPF 2.4	
Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.		None are applicable.	
PO 2.5		DTS/DPF 2.5	
Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.		None are applicable.	
PO 2.6		DTS/DPF 2.6	
Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.		None are applicable.	
PO 2.7		DTS/DPF 2.7	
Land division results in legible street patterns connected to the surrounding street network.		None are applicable.	
PO 2.8		DTS/DPF 2.8	
Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.		None are applicable.	
Roads and Routes			
PO 3.1		DTS/DPF 3.1	
Land division provides allotments with access to an all-weather public road.		None are applicable.	
PO 3.2		DTS/DPF 3.2	
Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.		None are applicable.	
PO 3.3		DTS/DPF 3.3	
Land division does not impede access to publicly owned open space and/or recreation facilities.		None are applicable.	
PO 3.4		DTS/DPF 3.4	
Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.		None are applicable.	
PO 3.5		DTS/DPF 3.5	
Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.		None are applicable.	
PO 3.6		DTS/DPF 3.6	

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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.
Introduction	
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.
Water Land Division (Water 20 Allotments)	
Open Space	

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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.
State Transition:			
PO 6.1	Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1	None are applicable.
West/Seaside 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	Alignments 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 B65 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.

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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 Facilities 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	DTS/DPF 1.1
Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	None are applicable.
PO 1.2	DTS/DPF 1.2
The operation of wharves is not impaired by marinas and on-water structures.	None are applicable.
PO 1.3	DTS/DPF 1.3
Navigation and access channels are not impaired by marinas and on-water	None are applicable.

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structures.			
PO 1.4		DTS/DPF 1.4	
Commercial shipping lanes are not impaired by marinas and on-water structures.		Marinas and on-water structures are set back 250m or more from commercial shipping lanes.	
PO 1.5		DTS/DPF 1.5	
Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.		On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.	
PO 1.6		DTS/DPF 1.6	
Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.		None are applicable.	
Biodiversity/Protection			
PO 2.1		DTS/DPF 2.1	
Development is sited and designed to facilitate water circulation and exchange.		None are applicable.	

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1	DTS/DPF 1.1
Recreation facilities are compatible with surrounding land uses and activities.	None are applicable.
PO 1.2	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

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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.
Pedestrian and cycle	
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.
Quality	
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.

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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

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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 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.	
Deposition Treatments, Buffers and Landscaping			

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

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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.
Careworn 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 controlled 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

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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
Assessment Provisions	
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.

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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		
	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 tree 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		

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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) 60 km/h road - 110m (b) 70 km/h road - 90m (c) 80 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 Rules	
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 facility 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.

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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 at Entrances			
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:

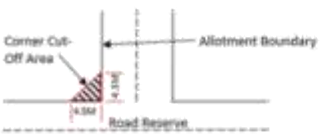
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Heavy Vehicle Parking			
PO 11.1		DTS/DPF 11.1	
Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.		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 3 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:	
		(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 6:50am and 5:30pm	
		(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		DTS/DPF 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.		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		DTS/DPF 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.		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	<p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p> <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>
Row Dwelling where vehicle access is from the primary street	<p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p> <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>
Apd / Supported Accommodation	
Retirement facility	<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.
Accidental Development (N/A)	
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.
Tenist	
Caravan and 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> <p>1 car parking space per accommodation unit / guest room.</p>
Commercial Unit	
Auction rooms/ depot	1 space per 100m ² 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	<p>For a call centre, 8 spaces per 100m² of gross leasable floor area.</p> <p>In all other cases, 4 spaces per 100m² of gross leasable floor area.</p>
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area.
Shop (no commercial kitchen)	<p>1 space per 100m² of outdoor area used for display purposes.</p> <p>0.5 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.</p>
Community and Civic Uses	
Community facility	<p>For a library, 4 spaces per 100m² of total floor area.</p> <p>For a hall/meeting hall, 0.2 spaces per seat.</p> <p>In all other cases, 10 spaces per 100m² of total floor area.</p>
Educational facility	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/drop down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/drop down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any</p>

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
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 space per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.3 spaces per 100m ² of total floor area.
Transfer yard	1.5 spaces per 100m ² of total floor area
	1 space per 100m ² of outdoor area used for display purposes.
Warehouses	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 rules 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 100m ² of gross leasable floor area.	6 spaces per 100m ² 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.	
Conference room	1 space per 20 employees plus 1 space per 20 conference rooms for customers.	
Educational facility	For a secondary school - 1 space per 20 full-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 50 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 200 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 50m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.	
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.	
Schedule to Table 3	Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
	All zones	City of Adelaide

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

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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.
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)

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



■ No light above the horizontal is permitted
■ Runways
■ Dept of Defence Property

EXTRANEEOUS LIGHTING (CASA) LEGEND

Restrictions on the amount of upward light emitted to comply with the criteria outlined in paragraphs 703b, 704b and 705b of Part 5, Chapter 7 of Australian Defence Force Publication 602 (ADFP 602)

- A Zone A: 0 candelas
- B Zone B: 50 candelas
- C Zone C: 150 candelas
- D Zone D: 450 candelas

— Controlled Light Installation Area (6km buffer from runways)
 Maximum intensity of light source measured at 3 degrees above the horizontal



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
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ITEM**

8.2.1

COUNCIL ASSESSMENT PANEL**DATE**

30 January 2024

HEADING

Assessment Manager Quarterly Report - October to December 2023

AUTHOR

Chris Zafiropoulos, Assessment Manager, City Development

SUMMARY

This report provides the Assessment Manager Quarterly Report for the period between October to December 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 October to December 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	390
Planning Applications determined	286
Notified Applications	9
Determined planning consents by relevant authority (excluding private certification)	
➤ CAP	3
➤ Assessment Manager (AM)	249
➤ AM as delegate for Panel	9

2.4 The number of development applications that were notified during this period was nine (9). Nine (9) development applications were also determined by the Assessment Manager under delegated authority, and three (3) development applications were determined by the Panel.

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).

Development Applications Assessed under Delegated Authority by the Assessment Manager

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

Integrated industrial facility comprising pharmaceutical manufacturing, warehouse and office areas together with advertisements, fire tanks, retaining walls, fencing, access, car parking and landscaping at 157-165 Cross Keys Road, Salisbury South

Representations – One (support)

Decision – Approve with conditions

Alterations and additions to existing educational establishment including new reception building and hall/gym, removal of four (4) Regulated Trees, ancillary outbuildings and structures and partial demolition at 25 Commercial Rd, Salisbury

Representations – Three (2 support concerns / one oppose)

Decision – Approve with conditions

<p>Land Division (Torrens Title) - Creation of 20 Allotments, Construction of a Public Road, Retaining Walls and Fencing at 35-41 Lantana Dr, Parafield Gardens</p> <p>Representations – None</p> <p>Decision – Approve with conditions</p>
<p>Childcare Facility (68 place capacity), retaining walls, acoustic fencing, facade signage and associated car parking and landscaping at 102-104 Bridge Road, Pooraka</p> <p>Representations – Two (one support / one oppose)</p> <p>Decision – Approve with conditions</p>
<p>Telecommunications facility comprising 30 metre high monopole with triangular headframe supporting antennas with associated equipment cabinets and 2.4 metre high fencing at 71-77 Anjanto Road, Waterloo Corner</p> <p>Representations – One (support)</p> <p>Decision – Approve with conditions</p>
<p>Additions and Alterations to Existing Community Club and Removal of One (1) Regulated Tree at 360–370 Bridge Rd, Para Hills West</p> <p>Representations – None</p> <p>Decision – Approve with conditions</p>
<p>Ancillary Accommodation (Pool House) at 3 Chapman Avenue, Salisbury Heights</p> <p>Representations – One (support)</p> <p>Decision – Approve with conditions</p>
<p>Seven (7) two storey group dwellings, freestanding carport, two (2) office spaces and associated car parking and landscaping at 143 Winzor St Salisbury Downs</p> <p>Representations – None</p> <p>Decision – Approve with conditions</p>
<p>Alterations and Additions to Existing Service Trade Premises - Demolition of Existing Showrooms and Construction of Five (5) New Showrooms, Workshop Addition, Car Wash, Three (3) New Pylon Signs, Facade Signage and associated Civil Works, Car Parking and Landscaping at 28 Malinya Dr & 1922, 1926-1928 and 1930 Main North Road, Salisbury Park</p> <p>Representations – One (support with concerns)</p> <p>Decision – Approve with conditions</p>

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 October to December 2023 be received and noted.

**INFORMATION
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8.2.2

COUNCIL ASSESSMENT PANEL

DATE	30 January 2024
HEADING	Status of Current Appeal Matters and Deferred Items
AUTHOR	Chris Zafiropoulos, Assessment Manager, City Development
SUMMARY	The report provides an update on current appeal matters and deferred items.

RECOMMENDATION

That the Panel:

1. Receives the information.

ATTACHMENTS

There are no attachments to this report.

1. REPORT

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

A separate confidential report will be provided to the Panel on this matter.

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.

This ERD Court hearing was held 20-22 September 2023. The judgement has been reserved.

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 7 February 2024.

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 7 February 2024.

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.

The applicant has submitted another application with another planning accredited authority for *Two Ancillary Buildings*. That application has now been lodged with Council for development approval – having obtained both planning consent and building consent from accredited professionals. Council staff have received legal advice and written to the applicant to advise that Council considers it cannot grant a development approval to the proposed development as it considers the planning consent to have been granted contrary to the *Planning, Development and Infrastructure Act 2016* per *Mundy v City of West Torrens* [2016] SAERDC 30. In particular, the proposal comprises two (2) new group dwellings on each allotment. The planning consent assessment pathway is performance assessed, not deemed-to-satisfy and the planning consent is not considered to have legal effect as it was not assessed or determined by the correct relevant authority. The applicant has been invited to submit a new planning application for this development, to the correct relevant authority.