

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		
8.1.1	23004431	
	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

8.2.1	Assessment Manager Quarterly Report - October to December 2023 341
8.2.2	Status of Current Appeal Matters and Deferred Items
8.2.3	Policy Issues Arising from Consideration of Development Applications
8.2.4	Future Meetings & Agenda Items

CLOSE

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

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 2023.13	
Version (at lodgement)		
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.

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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)



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



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



ITEM 8.1.1



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
\sim	Approximate area of development
\sim	site

Contextual Plan



Legend (Source: SAPPA)		
	Site boundary	

Panorama View - Looking South



Legend (Source: Nearmap)		
	Development Site	

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 $275m^2$ 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		Wish to be Heard
1	Alan Nelson – 20 Teasdale Crescent, Parafield	Yes
	Gardens	Tes
2	Vicki Butterfield – 21 Greentree Boulevard,	No
	Paralowie	NO
3	Gavin Butterfield – 21 Greentree Boulevard,	No
	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: A Traffic Impact Assessment has been prepared by Tonkin which confirms that: 	

doing burnouts in the car park.	 The traffic generated by the proposed development will largely remain unchanged and will not adversely impact Greentree Boulevard; Subject to the removal of one onstreet 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 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

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.

<u>Assessment</u>

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.

<u>Overlays</u>

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	Satisfied - the proposed development does
structures over 15 metres	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	Satisfied – the proposed development does
90 metres)	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	ee 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	Routes Satisfied – the access to the car park is n	
	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.

<u>Design</u>

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: Offstreet 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



Prepared for Thorne Constructions on behalf of the City of Salisbury Report prepared by Adelaide Planning and Development Solutions Contact Mark Kwiatkawski Phone 0499 933 311 Email mark@adelaideplanning.com.au



Lead Consultant

ADELAIDE PLANNING AND DEVELOPMENT SOLUTIONS (APDS)

Thome Constructions

Project Manager

Mark Kwiatkowski

Ph 0499 933 311

Email mark@adelaideplanning.com.au

PLANNING STATEMENT

Document History and Status

	Version	Date	Author
Į	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	Thome 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	Alrport 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, klask, 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 Thome Construction

In preparing this Planning Statement, I can confirm that I have reviewed the proposal plans prepared by Thome 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 Greenfree 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 (Woolwarths 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 tailets), 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 pursults.'

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, klosk, 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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A: 200a Cross Road, Unley Park

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 <u>care, control and management of the Crown or a council</u>, 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 Well's 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 bullt 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 relieve 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 aera 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 miligate 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 tollets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.

The application includes light pasts 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 onsite 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 blodiversity; 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, klosk, 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 Adelaide Planning & Development Solutions - Town Planning Specialists | Planning Private Certifiers



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DRAWING REGISTER	
SHEET NUMBER	SHEET NAME

COVER
PROPOSED LOCATION PLAN
DEMOLITION PLAN
PROPOSED SITE & LANDSCAPING PLAN
PROPOSED FLOOR PLAN
ELEVATIONS
SECTIONS
PANEL DETAILS
PANEL DETAILS
DOOR & WINDOW SCHEDULE
CARPARK SITE AND STORMWATER PLAN
3D
3D

THORNE

constructions







City of Salisbury

PROJECT NO. 22-0977





NOTES:

FINAL BUILDING LOCATION TO BE DETERMINED ON SITE



THORNI









NOTES:

FINAL BUILDING LOCATION TO BE DETERMINED ON SITE

PROPOSED CARPARK ALLOWS FOR 46 SPACE PLUS 1X DDA PARK

STORMWATER IN ACCORDANCE WITH AS 3500.3 AND AS2500.5

LANDSCAPING: (BY COUNCIL)



SHRUB



SMALL TREE (UP TO 2M HIGH)



RUBBLE AREA

PLANT SELECTION TO COMPLY WITH CITY OF SALISBURY LANDSCAPE PLAN APPENDIX D: 'RIVER CORRIDOR PLANT LIST'





NORTH

NOTES:

BUILDING FOOTPRINT: 275 SQM VERANDAH: 93 SQM

PERIMETER PAVING: 205 SQM (INCLUDINI VERANDAH)

BLACK WALLS INDICATED 150MM PRECAST PANELS

GREY WALLS INDICATED 89MM STEEL STUD WALL

> DOUBLE GLAZED NATURAL ANODISEC ALUMINIUM WINDOWS AND DOORS

> RUBBER FLOORS TO CHANGEROOMS

VINYL TO HALLWAY, MULTIPURPOSE ROOM

TILES TO WET AREAS

CAPACITY:

PARTICIPANTS: 20 PER CHANGE ROOM 4 REFEREES

MULTIPURPOSE SPACE: 69 PEOPLE

VERANDAH: 310 PEOPLE

SPECTATORS: 120 FEMALES AND 300 MALES

CHECK CAPACITY WITH PRIVATE CERTIFIER









PPC PRECAST WALL - PAINTED FINISH COLOURS TBC BY COUNCIL
CSR CORRUGATED STEEL ROOFING SURFMIST OR SHALE GREY
ti Timber Painted - Colour TBC
CON CONCRETE
DP







FINISHES LEGEND:		
	PPC PRECAST WALL - PAINTED FINISH COLOURS TBC BY COUNCIL	
	CSR CORRUGATED STEEL ROOFING SURFMIST OR SHALE GREY	
	ti Timber Painted - Colour TBC	
	CON CONCRETE	
	DP DOWNPIPE	
	RWT POLY RAINWATER TANK	
1	GL DOUBLE GLAZING	









Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

































THORNI


VOTES b. These drawings are not cadastrial plans and shall not be used in determining precise details with respect to boardaries. c. All levels are Austrialish high I datus (AIRO). The contractor shall locate and verify the value of the TBM before start of construction. c. The contractor shall locate and investigate all existing relevant services. c. The contractor shall locate and investigate all existing relevant services. The contractor shall locate and investigate all ensuing relevant services log-contractor shall locate and investigate invests and depths) before consensessment of construction and advice trigiteer of any potential dash and interference with proposed design varies. All works within road reserve, eareteent, eicr must be carried ast and completed to the latest details and in calification of relevant authorities log, herb, driveway, side entry pit, junction box, etcl. If is the respansibility of the constructor to avoid y alterotherbs / changes to the service data! et the contractor to notify the authorities of any amerometrics / charges the storated defails. All planting works shall be in accordance with AS3508. Cours levels of puepe, junction boxes, etc. shall each failed fevels. Storawater draining constructions shall couple with relevant Australian standards, codes of grantice and their current amerodeness as applicable for exercise which will be investigations of the couple with relevant Australian. fep, concrete pipes shall be designed and installed in accordance with (e): consiste poes similable designed and instatised in accordance with ASASS will be AS32253. 8. All concrete verks shall be in accordance with AS3660. 8. All concrete verks shall be in accordance with AS3660. 8. All traffic devices and line works shall be in accordance with AS3742. 1. All singles fill sol shall be the responsibility of the contractor. 2. All the completion of construction vorks, all areas delutived during the sonstruction must be reinstated by the contractor at the contractor's cost. _EGEND 5428 Renforced concrete pipe, class 4, nin. foll 0.5% iunderground defension system? - 3000 - Reinforced concrete pipe, class 4, nin. fall 0.5% ----- #ISE oPVE stormwater pize, min. fall 2.5% Sever pipe indicative invasit shows pole o 69 – Selected dewopipe #58 sternvater instection point o POP 499 PVC devirplue laxated system 68 #105 stornvater grate - TY Batter (Lin Leax) B 305 x 300 poly sump ipskyanised drafes Footpath pasener Briveway & carpark pavement Concrete junction pit precast, plass Conve Concrete grated pit (G2 iprecast, class C grate) 50it 50m high barrier serb Concrete sleep retaining walk SURVEY/EXISTING KEYS / ABBREVIATION XX Existing (XX) Design bound Centrar 99,92 Spaf level Figure Louis **3** TB East level Bench level Design level Paring level Top of herb Stobie pole Selver P Mater meter ETSA Watertable Top of rot wal Sas notes Bot. of ret.voli Ret.voli height Cover level Invert level Telstra pit Side unitry pit

SITE AND DRAINAGE PLAN					
	DRAW S.T.			GINEER S.T.	DATE OCT' 2023
	10JECT No.		NG No. D1	ISSUE P1	SHEET SIZE



ABN: 50 663 097 229 6 Crittenden Road Findon Phone: (08) 8448 2900 Email: admin@kpaustruct.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	SW2

PRE-DEV FLOW

Proposed impervious area = Run-off coefficient (C) = Time of concentration (t_c) = Rainfall intensity (I) = $Q_{pre} = CIA / 3600 =$ 20% AEP 1605 m² 0.25 10 mins 59.3 mm/hr 6.6 l/s

KP AUSTRUCT

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

POST-DEV FLOW	
Design AEP:	

Purphiller i	170	
Roof =	370 m2	C = 0.95
Pavement =	1235 m2	C = 0.75
Lawn =	0 m2	C = 0.12
Time of concentration (tc) =	10 mins	

Select Qout =

6.5 l/s

1%

tdur	1	Qin	Vdet
mins	mm/hr	l/s	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	С	AxC	Coverage	Vdet
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 -->)

KP AUSTRUCT

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

POST-DEV FLOW (CONT.)

DESIGN SUMMARY DESIGN AEP: Required detention:	1%
Roof: Pavement + lawn:	8.3 cbm 22.0 cbm
i aromont i arm.	30.3 cbm
Provided:	

	31.9 cbm	Swale
Total	31.9 cbm	::: satisfied

VOLUMN CALCULATIONS

	Swale	_
Atop	89.2	sqm
Abot	38.5	sqm
Depth	0.5	m
Volumn	31.9	cbm

SIZING OF BASIN OUTLET PIPE

Pipe diameter = Area (A) = Perimeter (P) = ->Hyd. radius (R) =	0.1 0.007854 0.314159 0.025000	m3 m	
Pipe gradient (Sf) = Roughness (n) =	<mark>0.012</mark> 0.011	m/m (PVC)	
$V = (1/n).R^{2/3}.S_f^{1/2} =$	0.85145	m/s	
Q = A x V =	0.00669	m3 or	6.7 l/s

Provide 100mm outlet pipe laid at 1.2%.



Product Date/Time **Customer Reference** Order ID

Edition Issued

10/07/1998

register Search (UL 5003/974) 14/02/2023 10:33AM Hausler 2 A1130 20230214002391

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. đk Asstrolk



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

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



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.

Land Services SA



Date/Time Customer Reference Order ID register Search (5 i 5473/407) 14/02/2023 10:35AM Hausler A1139 20230214002431

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

10- Clar 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. H MIST đk Asstrolk Certificate of Title - Volume 5473 Folio 407 Parent Title(s) CT 4205/145 CONVERTED TITLE Creating Dealing(s) Title Issued Edition 1 20/11/1997 20/11/1997 Edition Issued 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 NIL **Dealings Affecting Title Priority Notices** NIL Notations on Plan NIL **Registrar-General's Notes** AMENDMENT TO DIAGRAM VIDE 23/2013 Administrative Interests NIL

Land Services SA





register Search (GT 5473/407) 14/02/2023 10:35AM Hausler A1139 20230214002431

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



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Land Services SA

Page 2 of 2



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.

Land Services SA



Date/Time Customer Reference Order ID

Edition Issued

07/09/2017

Register Search (G i 5553/973) 14/02/2023 10:28AM Hausler A1138 20230214002311

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TY ACT, 1 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. uth Asstrolk

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

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	

Notations

Dealings	Affecting	Title	NIL
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Priority Notices

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

NIL

NIL

Administrative Interests

Land Services SA



Product Date/Time Customer Reference Order ID riisioncai 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	REGISTERE D	OPTUS MOBILE PTY. LTD. (ACN: 054 365 696)
21/06/2017	05/07/2017	12748483	LEASE	REGISTERE D	AXICOM PTY. LTD. (ACN: 090 873 019)
21/06/2017	05/07/2017	12748482	LEASE	REGISTERE D	AXICOM PTY. LTD. (ACN: 090 873 019)
21/06/2017	05/07/2017	12748481	SURRENDER OF LEASE	REGISTERE D	10590010
21/06/2017	05/07/2017	12748480	CHANGE OF NAME (SUBSIDIARY	REGISTERE D	AXICOM PTY. LTD. (ACN: 090 873 019)
			INTEREST)		10590010
22/11/2006	30/11/2006	10590010	LEASE	REGISTERE D	CROWN CASTLE AUSTRALIA PTY. LTD. (ACN: 090 873 019)
22/11/2006	30/11/2006	10590009	LEASE	REGISTERE D	CROWN CASTLE AUSTRALIA PTY, LTD. (ACN: 090 873 019)
24/06/2003	03/07/2003	9620128	LEASE	REGISTERE D	CROWN CASTLE AUSTRALIA PTY. LTD. (ACN: 090 873 019)
18/11/2002	07/01/2003	9467495	LEASE	REGISTERE D	OPTUS MOBILE PTY. LTD.
18/11/2002	07/01/2003	9467494	LEASE	REGISTERE D	OPTUS MOBILE PTY. LTD.
18/11/2002	07/01/2003	9467493	LEASE	REGISTERE D	OPTUS MOBILE PTY. LTD.
18/11/2002	07/01/2003	9467492	LEASE	REGISTERE D	OPTUS MOBILE PTY. LTD.

Land Services SA



С

ertificate	e of	Title

Title Reference	CT 5553/973
Status	CURRENT
Easement	NO
Owner Number	90000564
Address for Notices	PO BOX 8 SALISBURY SA 5108
Area	7800m ² (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)

Product

Order ID

Date/Time

Customer Reference

Line Decars

Hausler A1138

20230214002311

14/02/2023 10:28AM

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

	Product Date/Time Customer Reference Order ID	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

Land Services SA

Page 2 of 2

Appendix 2

Copy of Sign Displayed on the Land and Representations r munning, neveroprisers as infrastructure services - notice moves section ros/stfatful

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



representations@salisbury.sa.gov.au

EMAIL

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 Nelson My postal address* Crs. 10

My phone number My email*

* Indicates mandatory information

1000	My position is:		I support the development
		P	I support the development with some concerns (detail below)
			I oppose the development

The specific reasons I believe that planning consent should be granted/refused are: only !! A Kiosk Toilets and changerooms is not necssary, Agree to corpork 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 clust clouds to cover our houses.



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).

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

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

Nelon Signature

Date: 17/10/23

Return Address: Email: Complete online submission: PO Box 8, SALISBURY SA 5108 or representations@salisbury sa. gov.au or https://plan.sa.gov.au/have_your_say

kepresentations

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

kepresentations

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

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 injoyed 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

Attached Documents

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

and the second

RE: Notice of Development Application

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 bought 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.

Refer

Appendix 3

Applicant's Response to Representations and Traffic Impact Assessment



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, klosk, 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 I Town Planning Specialists I Planning Private Certifiers ABN 55 289 434 618 e: mark@adelaideplanning.com.au I ph: 0499933311 I w: www.adelaideplanning.com.au



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:

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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). <u>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).</u>

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 Assessment

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 A5 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 aera 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 klosk 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,

Mark Kwiatkowski MPIA CPP

Director/ Urban and Regional Planner

Adelaide Planning & Development Solutions Pty Ltd - Town Planning Specialists - Planning Private Certifiers

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

Hausler Reserve, Paralowie

Traffic Impact Assessment

Thorne Constructions

19 December 2023 Ref: 232444R001A







Document History and Status

Rev	Description	Author	Reviewed	Approved	Date
A	For Client Review	тк	EA	AC	19/12/2023

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232444R001A Hausler Reserve, Paralowie | Traffic Impact Assessment



Contents

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

232444R001A Hausler Reserve, Paralowie | Traffic Impact Assessment


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



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



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.



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 voi	CV %
Greentree Boulevard (near	Northbound	949	1813	8:00AM	130	5:00PM	79	4.0
rpark accessway)	Southbound	864	1013	8:00AM	52	5:00PM	112	4.0

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.





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.

²³²⁴⁴⁴R001A Hausler Reserve, Paralowie | Traffic Impact Assessment

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Table 2: Statutory Parking Assessment Use Rate Units Requirement Community facility 10 spaces per 100m² of total floor 368 m² 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 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.

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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.

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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.



Appendix A – Proposed Site Design Drawings

232444R001A Hausler Reserve, Paralowie | Traffic Impact Assessment

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NORTH

NOTES:

FINAL BUILDING LOCATION TO BE DETERMINED ON SITE





Appendix B – Austraffic Traffic Count Summary

232444R001A Hausler Reserve, Paralowie | Traffic Impact Assessment

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Automatic Traffic Count Site Summary

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
RAFFIC VOLUME:	Week Days Only Average	1,874	985	889
VEH/DAY]	Total Survey Average	1,813	949	864
VEEK DAY PEAK AM		182	130	52
OUR VOLUME: PM		177	79	112
EAK DAY		Wed 06 Dec 2023	Wed 06 Dec 2023	Fri 08 Dec 2023
EAK DAY VOLUME		1955	1047	923
EEKDAY PACE	15Kph Pace Start	36	36	37
	% Pace Volume	81%	80%	82%
OTAL SPEEDS:	85th Percentile	49	49	50
m/Hr	Average	43.2	42.5	44.0
	Tuesday 05/12/23	52.2	51.3	53.1
	Wednesday 06/12/23	53.7	53.1	54.6
95th Percentile	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
	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
99th Percentile	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
LASSIFICATION % *:	Week Days CLASS 1 %	95.3%	95.3%	95.4%
	Week Days Commercial	4.2%	4.1%	4.2%

Automatic Traffic Counts - Site Data

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

North Point

Sketch Copyright © Google

Copyright Australite, 1983-2016 (DatAL 3:1.5; 3.1.751)

Site SummaryQ

Appendix 4

Extract of Planning and Design Code



Open Space Zone

Assessment Provisions (AP)

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

Desired Outcome (DO)

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Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Dan and Internally	
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) Opin space (b) Contour sports courts (c) Recreation area (d) Spanning avails and Relate
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 .
Roll/Fernanc/Chevinher	
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) foor area dual does not extend 50m ² (b) wall height that does not exceed 3m (c) building height that does not exceed 3m
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.
Caref Window	
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 reserve or (b) a stringe adjustment of allolencest bounderess to:

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202 preserve an anomaly in wriating boundaries with respect to the location of existing buildings or structures or (ii) result in the preservation of existing stands of native regetation, habitat or biodiversity
PO 4.1 Development is compatible with: the exchanges orought by any released Concept Plan certained within Plant 12 - Concept Plans of the Planning and Devign Tode to support the ostedy development of and through alonging of development and provision of infractivity.	DTS/DPF 4.1 The alter of the development is introlay located outside any relevant Concept Plan boundary. The Tokkening Concept Plan are relevant: Description Concept Plan 81 - Edinburgh Defence Atrials Lighting Constraints In reliation to DTS/DPF 4.1, in instances where: (a) one or more Concept Plan is reliamed, refer to Plan 12 - Concept Plans in the Planning and Design Code by determine of a Concept Plan is relevant. (b) in instances where its no intervent. (b) in instances view value' is reliamed, there is no intervent torough plan and DTS/DPF 4.1 is mat.

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 fail within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development fails 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.

		opment	Exceptions (Column B)	
1.	 Development which, in the option of the relevant authority, is of a minor nature only and sail not unreaccessity impact on the owners or occupiers of land in the locality of the sale of the development. 		None specified.	
2.	(b) (c) (c) (c) (c) (c)	exercisestend divertisestend aport searching unit, ein sonditioning (er of any contributation of any of the aport searching unit, ein sonditioning system: or esituate ten aport searching unit, ein sonditioning system: or esituate ten and division per division space aport space spac	None specified.	

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023			
 Any devidupment involving any of the following (or all any combination at any of the following): (a) auktors sports courts (b) sporting evals 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. benefilen.	Except any of the following: 1. the densition is garitie densitiary of a blass or Local Heritage Place (other then an excluded building) 2. the densition (or packal densition) of a building in a Historic Asia Charley (other then as excluded building).			
5. Office.	Except office that does not satisfy Open Space Zone DTS/DPF 1.4.			
6. Cutodatej.	Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.			
7. Stallway ine.	Except where located outside of a rail corridor or rail reserve.			
8. thep.	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

Management of potential impacts of buildings and generaled 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
Soli Ferm	
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 on 'W8 structores' (no height limit is prescribed) and do not around the height specified on the Alport Building Heights (Regulated) Overlay which apples to the subject alte as above, on the SA Property and Planning Adam. To instances where more than one tage applies to the site, the lowest value relevant to the site of the emposed downedment 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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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
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 refevant 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) toxiday isoated in an area identified as 'bit structured' (or height into a preserving) or vit example the height specified in the Aspert multiple heights' (Supported Structure) building comparing extransit statistic that generates parents, or roug cases parents to be generated, show a height specified in the Aspert Building Heightig (Higgsaland) Overlay. 	The airport-operator company for the relevant airport within the meaning of the Airports Act 1996 of the Commonweath or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the Airports Act 1996 of the Commonweath.	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

DD 1 Maintain the operational and calify requirements of centified conversion and military aintents, ainsteps and helicopter landing size. Prough management of non-residential lighting, Subsisters and activities that may attract an 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
PQ 1.1 Ouldoor lighting associated with a non-residential use does not pose a hazard to commercial or military alroraft operations.	DTS/DPF 1.1 Development: (a) primarily or wholly for realdertial purposes (b) the non-realisential purposes that does not incorporate culture feedlighting.
PO 1.2 Development Bkely to attract or result in the compression of wildlife is edequately separated from similar to minimize the potential for sizeralt wildlife stoke.	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) horizoitore (c) jutentive animal husbanety. (d) ahoreground (e) weste menagement facility (f) weaten transit utilize (g) wetland (h) wildlife sendary.

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202	
PO 1.3	DTS/DPF 1.3	
Buildings are edequately especialed from nanways and other take-off and lending-facilities within certified or regulatered estensiones to minimize the potential the typiding-gameraked turbulence and windenear that may pose a addrep facator to accord fight recenterst.		

Procedural Matters (PM) - Referrals

The following lable identifies classes of development Ladmilles that require releval in this Overlay and the applicable releval isady. It sales out the purpose of the relevant elevant elevant elevant elevant elevant velocity reference from Schedule 9 of the Planning, Development and Infrastructure (Develop) Regulations 2017.

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome		
120.1	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
Refe Forte	
PO 1.1 Building height does not pose a hazant 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 takin identifies classes of development / activities that require referral in this Overlay and the application referral body. It was out the purpose of the referral as well as the relevant electory reference from Schedule 9.of the Planning, Davalopment and Introductions (Ceneral) Regulations 2017.

Class of Development / Activity	Referrai Body		Statutory Reference
None	None	None	None

Hazards (Flooding) Overlay

Assessment Provisions (AP)

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

Desired Outcome (DO)

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	Desired Outcome		
901	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
Canal Backlose	
P0 1.1	DTS/DPF 1.1
Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.	None are applicable.
ten/jim	1
P0.2.1	DTS/DPF 2.1
Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	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.
Need,Rinkheas	
PO 3.1 Development availas the need for flood protoction works.	DTS/DPF 3.1 Norue 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 implede 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 portice with acleast 2 open sides

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	 (b) a versandah with at least 3 open kides (c) a carport at outsubling with at least 2 open kides (whichever elevations face the straction of the film) (d) any post construction with open kides (e) a building with a hminiat foor 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 ferios (other than a chain mesh ferios).
disdependentlet Role miser	
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 bazardous 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 ension or sittation or lead to the destruction of vegetation during a flood.	Norse are applicable.
dan Karleneria	
PO 5.1	DTS/DPF 5.1
The depth and extent of filing 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 atorage.	None are applicable.
PO 5.2	DTS/DPF 5.2
Driveways, access tracks and parking areas are designed and constructed to	Filling for ancillary purposes:
minimise excervation and filling.	 (a) does not ascess 300mm above extraining ground level (b) is no more than the wide.
Actor	
PO 6.1	DTS/DPF 6.1
Development does not occur on land:	None are applicable.
 (a) from which execution to areas not vulnerable to found risk is not possible during a 1% AEP flood event. (b) which cannot be accessed by enregency services vehicles or essential utility enrvice vehicles during a 1% AEP flood event. 	
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.	Noris 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 only out the purpose of the referral as well as the mexant statutory reference from Schedule 9 of the Planning, Development and Intrastructure (General) Regulations 2017.

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

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Hazards (Flooding - General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Policy24

Desired Outcome

Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate silling 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
Epulitus	
PO 1.1	DTS/DPF 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.	Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Paul Rollann	
PO 2.1	DTS/DPF 2.1
Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise	Habitable buildings, commercial and industrial buildings, and buildings used for animat keeping incorporate a finished ground and floor level not less than:
angoing activities within buildings.	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.
Endopmentaj Westenlar	
P0 3.1	DTS/DPF 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.	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)

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				-	
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	•	-		-	

	Desired Outcome
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.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PD 1.1 All development, but in particular development involving any of the following: (a) toricature (b) extense reporting ingetion (c) equicative (d) inturity (e) intensive enricel holpendry (f) communic foreaty has a lawful, sustainable and reliable water supply that does not place undue strain on prescribed watercourses.	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water tomos is which sufficient space opposity unlists to account sate the water needs of the proposal use or (b) the proposal down not involve the taking of water for which a licence would be required under the Landscape South Autopole Apr 2019.
PO 1.2 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.	DTS/DPF 1.2 None are applicable.

Procedural Matters (PM) - Referrals

The following lable identifies classes of development / activates that require relevant in this Overlay and the applicable referral body. It calls out the purpose of the referral as well as the relevant alobdary reference from Schedule 9 of the Planning, Sevelopment and Introductive (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development comprising the erection, construction, modification, entargoment 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: (a) horizothere (b) achilies requires rejected (c) executive (d) intensive animal habandry (f) intensive animal habandry (f) commercial forestry that requires a forest water licence under Part 8 Division 6 of the Landscape South Australia Act 2019.	The Chief Executive of the Department of the Minister responsible for the administration of the Landscape South Australia Act 2019.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Developmen of a cless to which Schedule 8 clause 3 item 13 of the Planning, Developmen and Infrastructure (General) Regulations 2017

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applies.

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome		
100-1	Sustainable water use in prescribed wells areas.	

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 All development, but in particular involving any of the following: (a) horiculture (b) activities requiring injecton (c) equivalance (d) inductor (e) intensive animal busbasely (f) commentation busbasely (f) commentation forestry has a lawful, sustainable and reliable water supply that does not place undue strain	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current seler lisence it which sufficient spare capacity exists to accommodule the water header of the proposal use (b) the proposal dees hat include the taking of water for which a licence would be required under the Exoticopy South Australia Act 2019.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require releval in this Overlay and the applicable releval body. It sets out the purpose of the releval as well as the relevant statutory relevance trave Schedule It of the Flancing, Development and Intraductions (Internal) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that require or may require water to be taken in addition to any allocation that has atready been granted under the Landscape South Australia Act 2019: (a) toriculume (b) activities requiring injuston (c) aquiculture (d) induity (e) induity (e) intervie scient busbandry (f) commercial forestry that requires a forest water licence under Part & Division 6 of the Landscape South Australia Act 2019.	The Chief Executive of the Department of the Minister responsible for the administration of the Landscape Touth Acateura Act 2019.	To provide expert technical assessment and direction to the relevant subtority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 fitem 13 of the Planning, Development and Intrastructure (Generat) Regulations 2017 applies.

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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Desired Outcome

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
The first	dust and lineth	
PO 1	1	DTS/DPF 1.1
Regu	isted trees are retained where they:	None are applicable.
(b)	make so important visual earthitotion is issue character and severity are indigenous in the local and and lated under the Nerkest Parks and Widdle Air 1973 as a ran- or endergend native species and i of provide an important habitst for opine fauro.	
PO 1	2	DTS/DPF 1.2
Signi	icant trees are retained where they:	None are applicable.
(a) (b) (c) (d) (e) (f)	a nave or endersgered native spectes represent on insportant habitat for vasiva fauna are part of a visiblific conjuior of a remnark area of native vegetation	
PO 1	3	DTS/DPF 1.3
A tree damaging activity not in connection with other development satisfies (a) and (b):		None are applicable.
(a)	Item dermaging activity is only underlaken to: (i) remove a diseased two schere in the aspectancy is short. (ii) milipate an anaceptable risk to public un private called, due to limb drop or the like relative. (iii) rectly or pervent extensive damage to a building of value as comprising any of the following: (iii) A. = 0.0001 Heritage Place (iii) a statist Heritage charac (iii) a statist Heritage charac (iii) a statist Heritage charac (iii) a statistic a two statistics at two statistics at the statistic damage of the state (iv) and there is no statistical building of wake (iv) and there is a two statistic activity is needity or prevent asch damage offset them to undetaken at unaceptable hazert associated with a tree within 20er of an onisiting maintentilia, (suriat accommedation in other habitable tastistic to two building team building	
	(v) Inset diseases or otherwise in the personal interests of the health of the tree and i or	
(b)	(M) resistant the aesthetic appearance and structurel integrity of the tree in reliables to a significant tree, tree-damaging activity is available unless all reasonable remedial treatments and measures have been determined to be ineffective.	
PO 1	Å	DTS/DPF 1.4
A tree-damaging activity in connection with other development satisfies all the following:		None-are applicable.
 (a) Kaccommodates the researchable development of land in accordance with the relevant care or substance where such development might not otherwise the possible (b) In the case of a significant line, all researched development options and design valutions have been considered to prevent substantial tree-deriviging activity occurring. 		
Arresta	edi editecha jerren	
PO 2	1	DTS/DPF 2.1
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Regulatest 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 visinity of the tree to support their retention and health.	Norse are applicable.
Land division	
PO 3.1 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	DTS/DPF 3.1 Land division where: (a) free are ins regulated or significant lines localed within or adjacent in the plan of division or adjacent in the plan of division or adjacent in the plan of division decomposition decomposition that are an area unities to accommodate subsequent development of proposed abstrawts after an adjacent to the period of the 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 / includes that separa relevant in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schoolse to of the Planning, Development and Interestingtones (Remarks 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		
	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.	
902	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
Traffy (pagesting (tendeprove)	
PO 1.1	DTS/DPF 1.1
Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, to building, conteining in excess of 30 dealings (b) fand divisor, creating 50 or more additional electronics (c) commercial development with a groot base area of 10,000x2 or more (d) static development with a groot base area of 10,000x2 or more (e) a warehouse or transport depot with a groot lesse area of 10,000x2 or more (f) industry with a groot foor area of 25,000x2 or more (g) eductorial facilities with a capacity of 250 students or main.
P0 1.2	DTS/DPF 1.2

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
Access points sited and designed to accommodate the type and volume of traffic	Access is obtained directly from a State Maintained Road where it involves any of
likely to be generated by development.	the following types of development: (a) building, or buildings, containing in excess of 80 develops (b) and divisors creating 50 or more additional allationaria (c) commencial development with a groos flat area of 100,000m2 or more (d) retail development with a groos flat area of 2000m2 or more (e) a secondrows or frampart depot with a groos leasable flat area of 8,000m2 or more (f) induitry with a groos flat area of 20,000m2 or more (g) educational facilities with a gapsality of 250 students or more.
PO 1.3	DYS/DPF 1.3
Sufficient accessible on-site queuing provided to meet the needs of the development so that queues sto not impact on the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:
	 (a) building, et huildings, exclusing in excess of 50 detellings (b) land duration creating 50 at more additional abitments (c) setterminisi development with a group floor area of 50,000m2 or more (d) retail development with a group floor area of 2,000m2 or more (e) a waterhouse of transport depart with a groots floor area of 3,000m2 or more (f) industry with a group floor area of 20,000m2 or more (g) educational flooring or area of 20,000m2 or more (g) educational floor area of 20,000m2 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 Intrastructure (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 (as previously base relevant under clause (b) - a colidera, or buildings, containing in except bild welfings (b) except where a proposed development has previously base relevant under clause (a) - land division creating 50 or more additional allotterers (c) conversitie development with a gross floor area of 10,000m ² or more (c) conversities and division for all a gross floor area of 10,000m ² or more (c) a superiod evelopment with a gross floor area of 10,000m ² or more (c) industry with a gross floor area of 20,000m ² as more (c) industry with a gross floor area of 20,000m ² as more (c) industry with a gross floor area of 20,000m ² as more (c) industry with a gross floor area of 20,000m ² as more (c) industry with a gross floor area of 20,000m ² as more (c) industry with a gross floor area of 20,000m ² as more (c) industry with a gross floor area of 20,000m ² as more (c) industry with a gross floor area of 20,000m ² as more (c) industry with a gross floor area of 20,000m ² as more (c) industry with a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross floor area of 20,000m ² as more (c) industry bilt a gross f	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 Cammissioner 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		
001	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.	
002	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)

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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Mag-Calubrana	
PO 1.1 Watercourses and their bods, banks, wellands 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 soliting hydrology or water regime of examps and verticedu other that to improve the existing conditions to privace environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wellands and low-lying areas providing habitat for native flore and feural are not drained, except temporarity 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.
PD 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) return the imports on roles equatic consummy (b) minimum self loss ending into the watercourse.	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: (a) the construction of an evolen control structure (b) devices or structure used to extract or regulate water foeing in a watercourse (c) devices used to extract or regulate water foeing in a watercourse (d) the rehabilitation of watercourses.	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, Boodplains (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 seeds.	DYS/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 lody. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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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	
100-1	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.	eid

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Apparents.	
PO 1.1	DTS/DPF 1.1
Advertisements are compatible and integrated with the design of the building and/or land they are located on.	Advertisements attached to a building statisfy all of the following: (a) ark not incaled is a hisighbourtood-type zone (b) if hostade is a coopy invoit, and the form of a factor size. (i) if hostade is coopy invoit. (ii) if hostade is coopy invoit. (iii) if hostade is coopy invoit. (iii) if hostade is coopy invoit. (iii) if societed above canopy invoit. (iii) if societed above canopy invoit. (c) where bidg are not attached to the not a factor of the host form. (c) where bidg are not attached to the not attached to the not attached. (iii) if attached to a versadult, the part of the advertisement protoates inspect the coter tent of the remarket stockare. (iii) if attached to a versadult, the part of the advertisement protoates inspect the coter tent of the remarket is a too attractive involution. (iii) if attached to a two-advertise states from the form of the second states of the building. (iii) if attached to a two-advertise states from the second states involution. (iii) if attached to a two-advertise states from the second states involution. (iii) if attached to a two a sign face the color limits of any vectorial states at one of the building. (iii) does not hav
	(d) if located below campy laved, are fluch with a wall (e) if located at campy laved, are in the form of a feasia eign (f) if located ators a dencey; (i) are fluch with a wall (ii) do not have any part rising who've parapet height (iii) are not attacted to the tool of the building.
	(g) If adjusted to a verselet, no part of the advertisement protocles beyond the exter lively of the versected abustance
	 (b) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building. (i) where they are Sush with a wall, do and, in combination with any other volviting sign, cover more than 10%, of the building locate to which they are attached.

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DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (a) concaded by the esociated advertising hoarding, the support values is in a support values for a support value of the support values of the support values of the support values of the support values of a support value of a support value of the support values of the support value of a support value of the support of the supo
 (a) conclusive by the associated advertisement and decarative detailing of a single for dual point design. (b) not visible from an adjuster public street or thereaghters, other than a support viscore in the form of a single or dual point design. DTS/DPF 1.3 Advertisements and/or advertising hostrolings are contained within the boundaries of the sille. DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) an integrated with a bus strater. DTS/DPF 1.5 None are applicable. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy. DTS/DPF 2.1 DTS/DPF 2.1
or interviewish them an adjacent scalar street or thereaghtare, other than a support visuative in the term of a aligner or dual point design. DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site. DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) advertisements on public land that meet at least one of the following: (b) an integrated with a ten streter. DTS/DPF 1.5 None are applicable. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
or interviewish them an adjacent scalar street or thereaghtare, other than a support visuative in the term of a aligner or dual point design. DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site. DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) advertisements on public land that meet at least one of the following: (b) an integrated with a ten streter. DTS/DPF 1.5 None are applicable. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
DTS/DPF 1.3 Advertisements and/or advertising heardings are contained within the boundaries of the site. DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) advertisements on public land that meet at least one of the following: (b) an integrated with a transitier. DTS/DPF 1.5 None are applicable. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
Advertisements and/or advertising heardings are contained within the boundaries of the site. DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) advance developments DTB/DPF 1.1 (b) an integrated with a true strater. DTS/DPF 1.5 None are applicable. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
the sile. DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) advertisement DTS/DPF 1.1 (b) ant integrated with a bus shafer. DTS/DPF 1.5 None are applicable. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
the sile. DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTB/DPF 1.1 (b) are integrated with a bux strater. DTS/DPF 1.5 None are applicable. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
Advertisements on public land that meet at least one of the following: (a) advance Advertisements DTB/DPF 1.1 (b) an integrated with a bus strater. DTS/DPF 1.5 None are applicable. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
(a) acklaves Advertisemente DTB/DPF 1.1 (b) ann integrated with a bux straker. DTS/DPF 1.5 None are applicable. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
(a) ackeves Advettionmente DTB/DPF 1.1 (b) and integrated with a bux straker. DTS/DPF 1.5 Norse are applicable. DTS/DPF 2.1 No more than one freestanding advettigement is displayed per occupancy.
(b) an integrated with a box-strafter. DTS/DPF 1.5 Nome are applicable. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
None are applicable. DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
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No more than one freestanding advertisement is displayed per occupancy.
No more than one freestanding advertisement is displayed per occupancy.
0.955.0555.5.5
DTS/DPF 2.2
Advertising of a multiple business or activity complex is located on a single
advertisement foture or structure.
DTS/DPF 2.3
Advertisements satisfy all of the following:
(a) are estaclized to a traitering
(b) other than in a hippitanethood-type zone, where they are fault with a wall, over common them 10% of the building locade to which they are also hed.
(c) do not result in more than one sign per occupancy that is not least with a well.
DTS/DPF 3.1
Advertisements contain information limited to a lawful existing or proposed activity (
rearrangements contain internation limber to a winde existing of proposed scarray is activities on the same site as the advertisionsent.
DTS/DPF 4.1
Advertisements do not incorporate any illumination.
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.

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PO 5.2 Advertisements and/or advertising heardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) bring table to interpretation by drivers as an official initic sign or signal (b) obscoring or imparting drivers' view of dificial hultic signs or signals (c) according or adjaring drivers' view of dificial hultic signs or signals (c) according to adjaring drivers' view of features of a rused that are potentially batterious jouth an junction, bands, hange in white and bablic control devices) or other road or rait vehicles allow approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public read or rail manyo (b) ere located wholy outside the land answer as "Corner Cut-Off Area" in the following diagram Corner Cut-Off Area
PO 5.4 Advertisements and/or advertising boardings do tot 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 cleanance from the road carriageway to allow for safe and convertient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding its: (a) on a tented read with a speed zone of 60mmth or less, the advertisement or advertising transition is tested read with a speed zone of 60mmth or less, the advertisement or advertising hoarding is located at team 0.5 mm her days of the test hoarding is located at team 0.5 mm her days of the test of on any other tested or orienteel test, the advertisement or advertising hoarding is located at team 0.5 mm her days of the test of excitation is located at team 0.5 mm her days of the test of the following distance from the reductive edge of the test (c) on any other tested editance from the reductive edge of the test or the seal: (a) 110 km/h stade - 54m (b) 100 km/h mad - 13m (c) 00 km/h mad - 13m (d) 70 er 101 km/h wad - 6.5m.
PO 5.6 Advertising new signalized intersections does not occure conversionable distraction to road users through Runsission, Rashing Splits, or moving or dronging displays or messages.	CTS/DPF 5.6 Advertising: (a) In not blyoninated (b) does not incorporate a moving or changing diaplay or message (c) does not incorporate a flooting lipito(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome		
201	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)

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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Alling and Solge			
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.		
Rest-Repring			
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.		
PQ 2.2 Stables, home shellers or associated yards are alled appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse inspacts 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) Str. or reces from any secalitive receivers (existing or approved) an latel in other canenchip. (b) where an edgecent aborent to vacant and in other canenchip. Sten or reces from the locenskey of that aborenet.		
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 bartier 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).		
flooty			
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kernels satisfy all of the following: (a) are constructed of impervious concrute. (b) are designed to be set-draining when wanteed down.		
PO 3.2 Kennels and exercise yards are designed and siled to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation diverces. (b) orientating openings away trun senative receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the receiver default in other ownership.		

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202
P0 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.
fluies	
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 harbowing vermin.	Norie are applicable.
P0 4.2	DTS/DPF 4.2
Pacifiles for the shorage of manune, used lifter and offeer waters (other than weakewater lagoons) are located to minimize the potential for polyting water resources.	Weste storage facilities (other than westewater legeons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
	Aquaculture facilities are developed in an ecologically, economically and socially sustainable menner 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 depend Arguno disea	
PO 1.1	DTS/DPF 1.1
Land-based aquaculture and associated components are ailed and designed to mitigate adverse impacts on nearby sensitive receivers.	Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more trans to sensitive receiver in other ownership (b) 500m or more trans the boundary of a zone primarity intended to accoremately sensitive receivers
	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 siled and designed to prevent pond leakage that would poliute 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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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
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 equaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.
PO 1.5 Land-based aquaculture and essociated 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 Noné are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimize the risk of disease transmission.	DTS/DPF 1.6 The development is the subject of an equeculture lease and/or licence (as applicable) graded sovier the Aqueculture 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.
Works them 6 August Aug	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) snots and saturdos (b) setlands (c) significant ecogous and margnole commenties	DTS/DPF 2.1 None are applicable.
(d) marine hebitate and eccepterin. PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dispolve 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 leave 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.
PQ 2.4 Marine aquaculture (other than inter-5dal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is localed 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 inducting bactes, used for recreational activities such as evenning, taking, taking, and of antisetable yield or environmental value (c) areas of high butter value (d) areas of high butter value (e) areas of high butter value (f) the operation of infrastructure facilities inducting inter and outer piece associated with the desail activities induction of the water.	DTS/DPF 2.5 None are applicable.
PO 2.6	DT3/DPF 2.6

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Printed on 10/9/2023

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

Datiauda	DED Code in effect. Version 2023 12, 31/08/2023
Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
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	DTS/DPF 2.7
Marine aquaculture is designed to be as unobtrusive as practicable by incorporating	None are applicable.
measures such as:	
(a) using feed hoppers painled in subload colours and suspending them as close as possible to the surface of the value.	
(b) positioning situations to protruck the minimum distance practicable above the surface of the water	
(c) sociality the use of abatters and attackness above capes and platforms unless necessary to exclude predators and protected points for interview with the farming attackness and/or slock-index the capes, or for subject insteads	
(d) positioning racks, foots and other ferm structures in snobinaries locations landward from the observice.	
PO 2.8	DTS/DPF 2.8
Access, launching and maintenance facilities utilise existing established roads,	The development utilises existing established roads, tracks, ramps and/or paths (as
tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	applicable) to access the sea.
ancos and on the most second with an destruction	
PO 2.9	DTS/DPF 2.9
Access, launching and maintenance facilities are developed as common user	The development utilises existing established roads, tracks, ramps and/or paths (as
facilities and are co-located where practicable to mitigate adverse impacts on	applicable) to access the sea.
coastal areas.	
PO 2.10	DTS/DPF 2.10
Marine aquaculture is sited to minimise potential impacts on, and to protect the	Marine equaculture is located 1000m or more seaward of the boundary of any
integrity of, reserves under the National Parks and Wildlife Act 1972.	reserve under the National Parks and Wildlife Act 1972.
PD 2.11	DTS/DPF 2.11
Orshore storage, cooling and processing facilities do not impair the coastline and	The development does not include any onshore facilities in conjunction with a
its visual anenity by:	proposal for marine aquaculture.
(a) being alled, designed, landscaped and of a scale to reduce the overall bulk and expensionee of buildings and complement the exactual landscape.	
(b) making provide nor compartners the coverse endersteps making provide the appropriately shed and designed vehicular access energyments, including using existing vehicles access energyments as far as predicable	
(c) incorporating appropriate waste treatment and diagonal.	
PO 3.1	DTS/DPF 3.1
Marine aquaculture sites are suitably marked to maintain navigational safety.	The development is the subject of an aquaculture lease and/or licence (as applicable) granied under the Aquaculture Act 2001.
PO 3.2	DTS/DPF 3.2
Marine aquaculture is sited to provide adequate separation between farms for safe	The development is the subject of an aquaculture lease and/or licence (as
navigation,	applicable) granted under the Aquaculture Act 2001.
End-involt/Horganet.	
PO 4.1	DTS/DPF 4.1
Marine aquaculture is maintained to prevent hazards to people and wildlife, including	
manner aquacuture is managined to prevent nazaros to proper and vectore, including breeding grounds and habitats of native marine mammals and terrestrial fauna,	Landon and Magnetaning-
especially migratory species.	
PO 4.2	DTS/DPF 4.2
Marine aquaculture is designed to facilitate the relocation or removal of structures in	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 animate and animat waste to prevent polution 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	
	Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distifieries, olderies and prevenies.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Oferer and Halas	
PO 1.1	DTS/DPF 1.1
Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	None are applicable.
P0 1.2	DTS/DPF 1.2
Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	Nono are opplicable.
PO 1.3	DTS/DPF 1.3
Fermentation, disblation, 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.
P0 1.4	DTS/DPF 1.4
Brewerles 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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Neire-Instity	
PO 2.1 Bevenage production wastewater management systems (including wastewater intigation) are set back from watercourses to minimise adverse inspacts 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 Note are applicable.
PO 2.4 Stomwater 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 visitewater management systems.	DTS/DPF 2.4 None are applicable.
Red asks Mighto	
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 inigation 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 wastewatev is not infigibled onto areas that pose an undue risk to the environment or emenity such as: (a) veiterlogged areas (b) individual veiter bran (c) lond when to teating (d) areapy vice to teating (e) racky or tighty permeatin soil overlaying an vecentined apulter.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
billed enclandan	
PO 1.1	DTS/DPF 1.1
Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	Facilities for the handling, storage and dispatch of commodifies in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of apricultural cap products, reck, one, minerais, petrolece products or createdat at what or what side facility including see part cash memory in terminals, where the handling of these materials into an form vessels does not exceed 105 formes per deg 300m or more from residential premises and analytic strategies and with the facility including see part cash memory products or more from residential premises and anotated with the facility. Store create them predicted or dependences to or these and exceeds and with the facility. Store create them residential premises and the facility of the second products or create them residential premises and storage facility. Store create them residential premises and the product or create the previous exceeds and an exploring individual contextual with the facility. The second previous and a local previous memory are set contextual and previous with a capacity or to 300 lines and a local and another previous the more more the total and another products or the previous means (off). (c) bulk periods to a thread and help individual contextual previous or more and a total another product or capacity with a termine per day that help storage to 500 lines and e isotemer to a second the previous of the total another previous of the termine per day that help storage to 500 lines and e isotemer to a conserving to the second graph to an expending to the second graph to the second graph or a storage capacity to a to 500 lines and e isotemer to a conserving to the second graph to the second graph or a storage capacity to a total previous but not exceeding 100 lines and the second graph or a isotemer to a total another second by the total second graph to the second graph or a storage capacity to a total previous but not exceeding 100 lines and the second graph ore and there and the second graph or tot
Bollers and Gravileging	
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 thoroughtares.	DTS/DPF 2.1 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dost filtration.	DTS/DPF 2.2 Norve are applicable.
Annue and Palling	
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.
Silgeoups, Westwork and Pendanten	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, balt 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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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023	
Desired Outcome		
100 1	Protection of human health and safety when undertaiking 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	
P0 1.1	DTS/DPF 1.1	
Suildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	One of the following is satisfied:	
Banana nana nanana na Banabana anan Sarabana Ba	 (a)	

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome			
155-1	Development is:		
	 (a) contentual - by-considering, Notingrising and carefully responding to its network current/singe or built environment and positively contributes to the character of the tennediate area. (b) durative - St for purpose, adeptable and toog leating including to the tennediate area or cyclet outlines or the set of the character of the tennediate area. (c) inclusive - by integrating tendences and excellence and cyclet outlines, privacy and excellences, and proceeding the another of participates area. (d) autable - by integrating settimation of the context and help reprivate economy and additionally and within the public realm. For occupants and veloce area veloce and veloce area. (d) autable - by integrating seminabilis tochrigues into the design and tilting of development and tandoping to improve community health, water management, environments performance, isodiventity and to minimise energy concernity concernition. 		

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
-Alt developments	
Estated Apparentes	
PO 1.1	DTS/DPF 1.1
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.
PO 1.2	DTS/DPF 1.2
Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate (ighting) to positively contribute to the welkebility, comfort and selfety of the public review.	None are applicable.
PO 1.3	DTS/DPF 1.3
Building elevations facing the primary street (other than ancisary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	None are applicable.

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PO 1.4	DTS/DPF 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:	Development does not incorporate any structures that protrude beyond the roofline.
 (a) positioning plant and equipment in unoblevaive looptons viewed from public reade and spaces (b) screening reades plant and equipment from view (c) when located or the next of non-readential development, locating the plant and equipment as for an productive form adjacent aneitive land uses. 	
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, fandscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Balay	
PO 2.1 Development maximises opportunities for passive surveitlance 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 surveilance 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 ereas of residential buildings), and non-residential land uses at street level, maximise passive surveitance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Contropping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise-heat absorption and refection (b) maximise shows and state (c) maximise thomaster infitmation (d) entered the approximate stillingtion (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.
(hetersenid hetersens	
P0 4.1 Page 27 of 105	DTS/DPF 4.1 Printed on 10/9/2023

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023		
Buildings are sited, oriented and designed to maximise natural surlight 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 Noné 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 wells, green roots and photovoltaic cells.	DTS/DPF 4.3 None are applicable.		
New-Resilive Bosgs			
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the questy and quelty of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quelty and function of saturit springs.	DTS/DPF 5.1 None are applicable.		
Op-only Weak's Visalinand Rankenon			
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 nol: (a) encroach within en area state as privite open space or need to test private apen space than the specified in Design Table 1 - Private Open Space (b) use an area size soled as diversary encroach within an ass soled for on-size car parking or must in Joss on-size car parking then the specified in Tangent, factore and Planking Table 1 - General Off-Direct Car Planking Requirements in Designation Areas.		
forsylwhelig Approximus			
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the atreetscapes through techniques such as: (a) Initing profusion stores thislast ground level (b) screening through appropriate plasting, finding and mounting (c) Initing the watth of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.		
PD 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, acreen ferced 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 locorporate integrated stormwater management techniques such as permeable or percus surfaces, initization systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.		
- Zarhoothe atal oliging land			
PO 8.1 Development, including any associated driverways 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) examplies exceeding a vertical height of the (b) Tilling exceeding a vertical height of the (c) a total combined exceeding and Tilling 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 esceeding 1 in 8).	DTS/DPF 6.2 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 20% (1-0-4) at any point along the driveway (b) ere constructed with an alt-weather isothpable control.		
PO 6.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of exclanionents and outsigs (b) provide two framation areas for the web novement of people and pionte to and been the development (c) are designed to integrale with the exclusion topprophy of the land.	DTSIDPF 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 fand at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.		
Person and Weby			
PO 9.1 Fences, waits and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to surlight 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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Policy24 mads and public open space to minimise visual impacts.	P&D Code (in effect) - Version 2023.13 - 31/08/2023 retaining woll.
norðendeng. Tölssað Philaipy far landelegi, Ír atsorgen er Ínsari	
PO 10.1 Development mitigates direct overlocking 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 presentently obscuried to a height of 1.5m above finished foor level and are tised or not capable of being operation from than 200mm (b) here sit heights greater than or equal to 1.5m above finished foor tevel (c) here sit heights greater than or equal to 1.5m above finished foor tevel (c) here sit heights greater than or equal to 1.5m above finished foor tevel (c) here site week and a maximum of 20% openings, permanently facet no more than 500mm finished floor level.
PO 16.2 Development mitigates direct overlooking from balconies, terraces and decks to sabitable norms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the inspectration of the balancey or tensore will face a public need, public need means that is at least 10m when in all places faced by the balancey or tensor or (b) all states of balance/sec or tensors on upper building levels are germaniently obscured by acreening with a maximum 25% transparency/opperings fined to a minimum height ob. (f) 1.5m above finished face level where the balance is balance is based at team. 15 meters from the meaner's hastable window of a develop on expected based. (ii) 1.7m above finished face level where saves
di Revolutioni di conference di	
insi denilizza antipuntre correllarea	
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) Industes at least one window facing the primary street from a habitable reser that has a minimum blazmat room dimension of 2 km (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.
hand end anothy	
PO 12.1 Living roome 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.
An Bary Bendramyd	
PO 13.1 Realdential ancillary buildings and abructures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Anciliary buildings: (a) are another to a develop sected on the same ells (b) have a fram area and enceeding dom; (c) are not constructed, is idead to a viewed so that any part is altasted; (i) in those of any part of the building line of the develop to which it is anothery or (ii) within 500mer of a boundary of the altebrated with a secondary street (i) the tand has
age 30 of 105	 (ii) within 100 mm of a boundary of the allotment with a secondary street (i) the tend has boundaries on see or more reads). Printed on 10/9/20

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olicy24				P&D Code (in effect) - Ve	rsion 2023.	13 - 31/08/202
	(d)	(i)	is opt in	ising a primary error ing: for dwellings of err whichever is the l	rri the boundary of the t straeoondary idneid spie building level - 7 ebser prining heo ar manr b	, hún a satal doòr r m in width or 50%	
	(e)	escend / (i) (ii)	i larigitu a longa aliotesa and the proj	of 11.8m uniesis: r wall or structure en richosonisity poment wall or structu	boundary with a prin data on the adjacent re-with he built along octure to the unrear or	the and is situate	f on the same
	(f) (g) (h) (i) (i) (i) (i) (i)	Atreet), a will not 8 on that 3 projection bases a k sable on frace a k those a k those a k	il walfs o e-locate ourseary I walf or sli heigh dij echeligh shaet m total an	er solvacitaness on She i d'within Sim of eng-o Obere de aut existency attracture to ar poet height not d'attracture di attracture di attracture estat, is pre-colour fi est of soft forefaceprir	roundary will not evon ther wall storig the si wall of a building that	ed 45% of the len interboundery unit reductif be adjusted reductif ground len ric above the risko rom-onfective colo (5) or (5), whichev	nas on an wijnoard ob 6 to or about the et (and net installing 4 al ground level or
			D	welling	ı site	Mini	mum
							entage
				se of		of si	
	residential flat						
			bu	uilding	or		
			dv av	oup velling verage ea) (n	site	10%	
			150-3	200		15%	
			201-	450		20%	
			>450			25%	
		(11)	the end	sunt of existing soft?	iandstaping prior to d	he development o	seuminą.
PO 13.2 Ancillary buildings and structures do not impedie on-site functional requirements such as private open space provision or car parking requirements and do not result.	DTS/DPF 13.2 Anothery buildings and elevatives do not rewrit to: (a) beins provide open space then specified in Design in Urban Anses Table 1 - Private Open Space (b) been on-obe car parking than specified to Transport. Access and Parking Table 5 - General OF. Street Car Parking Requirements or Table 2 - OR-Direct Car Parking Requirements in Designates Areas.						
n over-development of the site.	DTS/DPF 13.3						
n over-development of the site. PO 13.3	DTS/D	OPF 13.3	\$	The pump and/or filtration system is anoliary to a dwelling erected on the same s and is:			
	The p	ump and		ation system is	anciliary to a dwe	eling erected o	n the same site

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PO 13.4	DTS/DPF 13.4			
Buildings and istructures that are enciding to an existing non-ossidential use do not detract from the elevationspe diseaseley, appearance of buildings on the oliv of the development, or the senerity of existrations concentration	Non-residential ancillary boildings and structures:			
neighbouring properties.	 (a) are accillarly and autorbinate to an envirting man-residential user on the states whe (b) invice a floor area not exceeding the following: (c) are cert combucted, added to a device attract a device of the trained of the train which is shared. (c) are cert combucted, added to an added of the relative part is shared. (c) is from a day part of the halding of the relative state with a secondary street (if the land has boundaries on invo an more request). (d) is the case of a garage or carpot, the garage or carpot. (e) its observed a least a boundary (not being a boundary of the privacy street. (e) its observed a least of 13.5% where with a privacy direct or expendent areas and or structure with the adjacent with a privacy street. (e) it shares all or structure size is on the adjacent with a privacy street. (f) is hange with or \$13.5% unders: (g) where the structure size is on the adjacent with a privacy street. (g) is not based or a boundary (not being a boundary with a privacy street. (i) where will or structure size is on the adjacent with a structure street, do not exceed a length of 13.5% unders: (ii) where will or structure size is on the adjacent with a structure street or the adjacent with a structure of the structure street of the state of the structure street of the state of the structure and or structure to the starte ender. 			
	 (f) if situated on a boundary of the villetment (out being a boundary with a primary street or recordery street), all wells or stretchmis on the boundary will not exceed 40% of the length of that boundary will not exceed 40% of the length of that boundary will not exceed 40% of the length of that boundary will not exceed 40% of the length of that boundary will not exceed 40% of the length of that boundary will not exceed 40% of the length of that boundary will not exceed 40% of the length of that boundary will not exceed 40% of the length of that boundary will not exceed 40% of the length of the the length of the the length of the length o			
Bringe-Age/Age/Brin				
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carpon's facing a street: (a) on-stated so that no part of the garage or steport is in tent of any past of the lasisting line of the dealing (b) are set task at least 5.5m from the tourneary of the pricety street. (c) have a parage door / opening not surpedia from middle. (d) bave a garage door / opening width not exceeding 30% of the atte transities the dealing has been an an able tour tagen width not exceeding the same public simult.			
Mayong				
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotiments or public streets.	DTS/DPF 15.1 None are applicable			
PO 16.1 Dwelling additions are siled and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-sile functional requirements.	DTS / DPF 16,1 Divetiling additions: (a) are not constructed, asided to or altered so that any part is obtained closer to a public street down stre			

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

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	A. 1.5m above thisted floor level where the balcong is located at level from the meanest institutes window of a dealling on adjacent land		
	B, 1.3m above trained four level in all other cases.		
Poluda Igari Quita			
PO 17.1	DTS/DPF 17.1		
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space is provided in accordance with Design Table 1 - Private Open Space.		
Weber benefice Merigia			
PO 18.1	DTS/DPF 18.1		
Residential development creating a common driveway / access includes atomwater management systems that minimise the discharge of sediment, suspended solids, organic matter, rutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 60 per cett relacion in average annual total suspended solids (b) 60 per cett relacion in average annual total phasphone (c) 45 per cett relacion in average annual total minogen.		
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 15.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development pask flow rate from the site based upon a 0.35 numb coefficient for dry 56.35 and each statem and the accmeater candit from to pask to to increased or equipment in development runnel volume from to pask to to increased or dry development, runnell volume, based upon a 0.35 numb coefficient access to the site for and to the statem.		
	 comments as point assemptions runner wearner and the and including the TNLADP tood event to avoid function, or booletings. 		
	-		
PO 19.1	DTS/DPF 19.1		
Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):		
	(a) single width six parking spaces: (j) a minimum length of 5.4m par space (ji) a minimum length of 5.4m par space (jii) a minimum length of 5.4m (jii) minimum length of 5.4m (jii) minimum length of 5.4m (jii) minimum length of 5.4m (jiii) minimum length of 5.4m		
PO 19.2 Uncovered patking 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) 9 minimum width of 2.4m. (c) a risimum width between the certes the of the space and any tence, wait or other obstraction of 3.3m		
PO 19.3 Driveways and access points are located and designed to facilitate sate access and egress while maximizing land available for street tree planting, pedestran movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on siles 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	DTS/DPF 19.4		

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feticile access is safe, convenient, minimises interruption to the operation of public oads and does not interfere with street infrastructure or street trees.	P&D Code (in effect) - Version 2023.13 - 31/08/2023 Vehicle access to designated car parking spaces subisfy (a) or (b): (a) is provided to a lowly 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 not back from or more from the tankent paint of an intersection of 2 or more heads (ii) is not back from or more from the tankent level tank of an intersection of 2 or more heads (ii) is not back from or more from the tankent level or informations and a performing the tankent or the tankent level or of the tankent level or tan		
VO 19.5 Introverse and designed to enuble safe and convenient vehicle movements from the public road to on-alte parking spaces.	DTS/DPF19.5 Driveways: are designed and siled as that: (a) the profession of the driveway date and extends a grade of 1 is 4 out includes transitions to envire a maximum grade change of 12.5% (14 is 16 extends - the downlows, and 15% (14 is 0.5) is 30 and 15% (14 is 30 and 15		
*O 19.6 Iniveways and access points are designed and distributed to optimise the rovision of on-stricet 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 an-street spaces per dwetling on the site (spacefor up to the nearest whole strength) (b) minimum 0.33 an-street implied is where a veticle can entry are set a space directly distribution account on park length of 5.4% where a veticle can entry in entry a set in parking spaces or to an end obstruction where the parking is interted.		
bide skriuge			
O 20.1 Provision is made for the adequate and convenient storage of waste bits in a pcation screened from public view.	DTS/DPF 20.1 None are applicable.		
ndge ef Remejoriskik-Senillege	1		

Policy24	P&D Code (in ef	fect) - Version 2023.13 - 31/08/2023	
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 to stad in a material and finish consistent with the building.		
throug-dentiting, noviewide the hotelergie and fulfille and delategreenin			
desering			
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 reinimum internal floor area in accordance with the following to		
	Number of bedrooms	Minimum internal floor area	
	Studio	36m²	
	1 badroom	50m²	
	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 Noise are applicable.		
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and ilmits 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.		
Crainvilue) gebra			
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amerity 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 min	imum dimension of 5 metres.	
PO 23.3 Communal open space is designed and alted to:	DTS/DPF 23.3 None are applicable.		

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(a) be conveniently accessed by the deellings which it services			
(b) have regard to accusely, setting, security and einit effects.			
PO 23.4	DTS/DPF 23.4		
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	Norse are applicable.		
P0 23.5	DTS/DPF 23.5		
Communal open space is designed and sited to:	None are applicable.		
 (a) in relation to notifup or elevated particular, minimize overloaking into twistable exam windows to onto the usebble private open space of other dwellings. (b) in relation is ground their communit space, the overlooked by high-table terms to facilitate parametrization. 			
Company and and an end of the second s			
PO 24.1	PVPERDE 54.4		
	DTS/DPF 24.1		
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:		
	(a) minimum 0.03 cm sineet car panks per proposed dwellings (rounded up to the research whole		
	insertibler) (b) minimum car parts length of 5-fun where a vahicle can enter or exit a space directly		
	(c) minimum comparis length of for ter an intermediate space localized between two other parting spaces or to an end obstruction where the parking is indented.		
P0 24.2	DT3/DPF 24.2		
The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.		
Construction of the standard state between the framework of the state of the sta			
PO 24.3	DTS/DPF 24.3		
Residential driveways that service more than one dwelling are designed to allow	Driveways that service more than 1 dwelling or a dwelling on a battle-ave sile:		
safe and convenient inovement.			
	 (a) have a minimum width of 3m. (b) So drivenase servicing more than 3 develops: 		
	 (i) have a width of 5.5m or more and a length of 6m or more at the seeb of the primary obset. (ii) where the driveway length exceeds 35m, incorporate a pasalog point at least every 50 		
	wates with a minimum width of 3.5m and a minimum length of tim.		
PO 24.4	DT5/DPF 24.4		
Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	Where in a battle-site configuration, a driveway servicing one dwelling has a minimum width of 3m.		
	Western an Active		
PO 24.5	DTS/DPF 24.5		
Residential driveways that service more than one dwelling are designed to allow	Driveways securities access to more than one dwarfing, or a dwalfing on a battle-asse site, allow a B85		
passenger vehicles to enter and exit the site and manoeuvre within the site in a	persenger vehicle is writer and exit the garages or parting spaces in no more than a three-point tern manoecine.		
sale and conversient manner.			
PO 24.6	DTS/DPF 24.6		
Dwellings are adequately separated from common driveways and manoeuvring	Dwelling walls with entry doors or ground level habitable room windows are set back		
arbas.	at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.		
PO 25.1	DTS/DPF 25.1		
Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	Other then 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		
and an and the set and address the set address of the set of the s	common driveway.		
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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 fin is provided between the driveway and site boundary (excluding along the perimeter of a passing point).			
in Fachino Muta theory				
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the testure 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 25.3 Provision is made for suitable trousehold waste and recyclable material storage facilities which are: (a) Assted every, or somenest, from public view, and (b) convertiently located in praintity to dwellings and the sense collection point.	DT\$IDPF 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 fro 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 form public view.	DTS/DPF 26.6 None are applicable.			
Papartad summenhation and endormer Operities				
Strag and Godygestees				
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.			
Report and Jonas				
PO 28.1 Development is designed to support safe and convenient access and movement or residents by providing:	DTS/DPF 28.1 None are applicable.			
 (a) growind-level access or lifed increas to all units (b) level only percentes, range, parts, drivenaya, paparager loading enses and areas adjacent to Tootpaths that allow for the panaling of wheelchests and realing places. (c) or parts with spatients no steeper than 1-0-40 and of sufficient area to provide for wheelchest manageries at padewiters consting priorts. (d) keth tamps at padewiters consting priorts. 				
	L			

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202
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 ecreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and alted to: (a) to conveniently accessed by the dwellings which it services (b) have regard to encode, early; secondy and what offects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communial 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 reafter or sevenate questions exeminating into hybitable room windows or onto the sevenths private open quote of other likelings (b) In sentence into gasand foor communal space, be overlooked by habitable mome to fectibate passive survestance.	DTS/DPF 29.6 None are applicable.
the Paralithe (Wester Bernage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as amail electric powered vehicles, including facilities for the recharging of amail 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 38.4 Provision is made for suitable household waste and recyclable material storage actilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 38.5 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 more window.
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PO 36.6	DTS/DPF 30.6		
Provision is made for on-alte waste collection where 10 or more bins are to be	None are applicable.		
collected at any one time.			
PO 30.7	DTS/DPF 36.7		
Services including gas and water meters are conveniently located and screened	None ere applicable.		
from public view.			
All moto-molecular disorderpresent			
Weer broker biogo			
PO 35.1	DTS/DPF 31.1		
Development likely to result in significant risk of export of litter, oil or grease	None are applicable.		
includes stormwater management systems designed to minimise pollutants entering stormwater.			
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.		
Whate-shoes out theater Counting and Educentry			
PO 32.1	DTS/DPF 32.1		
Areas for activities including loading and unloading, storage of waste refuse bins in	None are applicable.		
commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:			
(a) designed to contain all westowater likely to policia stamwater within a bunded and rooted area			
to exclude the entry of enternal surface oformaster run-off (b) paved with an imparvicus material to facilitate waterwater collection			
 (c) -of sufficient stan to prover trained out or tover-sprograf wastewater from the waste down area (d) designed to drain availabation to other: 			
 a treatment device such as a rediment trap, and coalessing plate of separator with subsequent disposit to a server, private or Conneurity Washewater Menagement. 			
Schaere er (iii) as koldens tavit avol its subsequent renvorat off-aits on a regular basis.			
 (ii) a kolding tant and its subsequent resouval off-site on a regular basis. 			
Poit			
PO 33.1	DTS/DPF 13.1		
Decks are designed and sited to:	Decks:		
	(a) where are list to a dashing		
 considerant the associated building form minimize an associated building form which a building tension of the principal testing (prima or a significant activities or a period) 	 (a) where enclosely to a develop. (b) are not constructed, added to or altered to that any part is situated: (c) A, is there of any part of the building fee of the develop to which it is and lary 		
(C) minimise cut and fill and overall massing when viewed from adjacent land.	 B, within 900mm of a koundary of the afforment with a secondary street (2 the lend 		
	has looundaries on two or more trainin)		
	 erre art back at least 900mm from alde or near allotment boundaries. when established to the develop, take a finished from level considerit with the linkbud. 		
	ground four level at the dwelling (iv) where associated with a residential use, retains a total area of coll temporaring for the		
	 antibus developments (alte, bookuding and common property, with a minimum dimension at 700pens in accordance with (A) or (B), whicheners is leas: A, a total area in determined by the following table: 		
	Site area Minimum		
	(or in the percentage		
	case of of site		
l.	01 5100		

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				resident flat build or group dwelling average site area (m ²)	ding I(s),	
				4160		10%
				150-200		15%
				>200-450		20%
				>450		25%
	(b) (c)	(1) (11) (11)	are set i porpose are set i tunis-a fi	s. arok.at iseesi 2 merime itam-a aur enex not exceeding 20m ²	ue hoursdaary o guiblic mood. E	t an allobrani, used for residential above restaret ground level at any
PO 33.2 Decks are designed and sited to minimise direct overhooking of habitable norms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and aiting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 33.2 Decks with a finished floor level/s 500mm or more above satural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s					
PO 33.3 Decks used for outdoor dining, entertainment or other commercial uses provide carpanking in accordance with the primary use of the deck.	DTS/DPF 33.3 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 Tabl 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.					

Table 1 - Private Open Space

Dwelling Type	Minimum Rate	
Dwelling (al ground level)	Total private open space area:	
	 (a) Site state <30 jm²: 24m² localed babins the building line. (b) Site area > 30 tm²; 60m² localed belond 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 dweiling: 1 ${\rm fm}^2$ 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.	
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Design in Urban Areas	
Assessment Provisions (AP)	
Desired Outcome (DÖ)	
	esired Outcome
Development is:	

Deve	lopmeht is:
(a) (b) (c) (d)	Contentual - by combineing, neospining and combility responding to its natural subservice, each approximate and positively combibuting to the character of the locality durable - bit for purpose, adaptable and long leating, locality - by integrating locality and long leating, locality - by integrating locality and long leating, adaptable reader and the content of the state and represent and represent and representation and positively combibuting to the character of the locality public reader. We can be used for instant and indexident projections according and tables better interesting and which the public reader to be content of months interesting and allong of development and tendocaping to interove constraintly health, urban healt, water management, environmental performance, biochemics and toold amonths and allong or development and tendocaping to interove constraintly health, urban healt, water management, environmental performance, biochemics and toold amonths and allong constrainties energy constraintly in the providence of the state tendocaping to the tend state of the state energy constraints.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
All Development			
th channed Approximate			
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, cotour 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, canoples 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 reinimise visibility from the public realm and negative impacts on residential amenity by: (a) positively plant and equipment discretely. In undervalve toottons as viewed from public reads and sponse (b) accessing roottop plant and equipment from view (c) when located on the real of non-residential development, locating the plant and equipment as far as practicative from alignent ensitive first uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the notfine.		
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.				
teny teny				
PO 2.1	DTS/DPF 2.1			
Development maximises opportunities for passive surveillance of the public realm	None are applicable.			
by providing clear lines of sight, appropriate lighting and the use of visually	erani ne anto approximizio.			
permeable screening wherever practicable.				
PO 2.2	DTS/DPF 2.2			
Development is designed to differentiate public, communal and private areas.	None are applicable.			
P0 2.3	DTS/DPF 2.3			
Buildings are designed with safe, perceptible and direct access from public street	None are applicable.			
trontages and vehicle parking areas.	renter and approximation.			
P0 2.4	DTS/DPF 2.4			
Development at street level is designed to maximise opportunities for passive	None are applicable,			
surveillance of the adjacent public realm.	recite are approxime.			
PQ 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	None are applicable.			
aurseilance from the public realm to the inside of the building at night.				
Kandenghag				
PO 3.1	DTS/DPF 3.1			
Soft landscaping and the planting are incorporated to:	None are applicable.			
(a) minimum heat absorption and velloption				
(b) maximise shade and obliger (c) maximise startivester infiltration				
(d) enhance the appearance of land and observations.				
(Indexensis)				
PO 4.1	DTS/DPF 4.1			
Buildings are sited, oriented and designed to maximise natural sunlight access and	Norw are applicable.			
ventilation to main activity areas, habitable rooms, common areas and open spaces.				
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	None are applicable.			
amo menimate anargy consumption and relative on mechanical systems, such as heating and cooling.				
PO 4.3	DTS/DPF 4.3			
	Nore are applicable.			
and window orientation, use of eaves, verandahs and shading structures, water	Constant and applications			
harvesting, at ground landscaping, green walls, green roofs and photovoltais: calls.				
Weber Investors Design				
PO 5.1	DTS/DPF 5.1			
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Development is silled and designed to maintain natural hydrological systems without negatively impacting; (a) the quantity and quality of surface value and groundwater (b) the dasts and disclosed how of surface value and groundwater (c) the quality and function of natural springs.	None are applicable.	
On-adia Washingt Syndacout		
PO 6.1 Dedicated co-site effluent disposal arres 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) encroted within an area used as provide open space or idsult is least private open space than that specified in Design to Uthan Areas. Table 1 Divide Open Space (b) use an erreach within an sine used for on-site car garking or result in leas or site uar sanking than that apeched in Temaport, Access and Pankerg Table 1 Dense OK Direct Car Panking Requirements in Designated Areas.	
for pering appantation		
PO 7.1 Development facing the street is designed to relativise the negative impacts of any semi-basement and scherceld our particip on streetscapes through techniques such as: (a) Institute processing through appropriate planting, fending and meansing (b) exceeding the width of openings and integrating them into the building structure.	DTS/DPF 7.1 Norie 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 ferced and the tike,	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 Viehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade free 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 perking spaces include soft landscaping with a minimum dimension of: (a) fm stang all public read increases and allotmark boundaries (b) the 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 Vahicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, istituation systems, drainage swates or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.	
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	Pulsed on 46000000	

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PO 8.1	DTS/DPF 8.1		
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to mitural topography.	Development does not involve any of the following: (a) encounter exceeding a vertical height of trin (b) tilling enceeding a vertical height of trin (c) a total combined exceeding and tilling vertical keight of 2m or more.		
PO 8.2 Driveways and access tracks designed and constructed to allow safe and conventent access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 6) satisfy (a) and (b); (a) do not have a gradient exceeding 25% (1-In-4) at any point along the bineway (b) are communicated with an alt-weather instituative ourbox.		
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 exhamionena and outings. (b) provide level framition areas for the safe reversered of people and goods to and from the development (c) are designed to integrate with the natural topography of the level.	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 alte 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.		
1404+341488			
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 surlight 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.		
Overfailed by Colonal Pytosico plant das la Mathingal			
PO 10.1 Development mällgales direct overlessiksy Ican upgar level advecasir to hybriačia rozmo und private open opaces of adjoining residential uses in mäghteodiocal type zones.	DTS/DPF 10.1 Upper level windows facing alde or mer bounderiers shared with a residential (see in a neighbourhous-lepperane) (a) ere permanently obscured to a height of 1.5m above finished from level and are fixed or not apable of basing opened more that 120mm (b) here all indepts grater than or equal to 1.5m above finished from in no more than 500mm from the window sufface and sited observe for any set of the window less than 1.6 m above the finished floor level.		
PO 10.2 Development indigates direct sverlooking from balcories to habitable norms and private open space of adjoining residential uses in delighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the langest side of the balance or ferrors will line a public road, public road reverse or public rearve that is at least 15th wide in all places faced by the balance or ferrors or at sides of balance is reverse on upper balding levels are permanently obscared by screening with a maximum 25% transparency/opermas fload to a mentious height of:		

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olicy24	P&D Code (in effect) - Version 2023.13 - 31/08/202
	(i) 1.5m above finished floor lavel where the balacey is located at least 15 metres from the nearest hobitable window of a dealing on edjacent land
	or (ii) 1.7m above finished floor level in all other cases
	¥7
n Partilisine "When Stearage Systemics the mechanism developments	
011.1	DTS/DPF 11.1
everippinent provides a dedicated area for on alte collection and ording of necessaria materials and have, generi organic variate and wash bay facilities for the organity maintenance of bins that is advecante alter considering the sanders and nature of the activities they alt serve and the trequency of collection.	None are applicable.
	DTS/DPF 11.2
errensinal wants sporage and collection areas are located, enclosed and designed to be oriented from ow from the public duration, open space and dwallings.	tene are appricate.
011.3	DTS/DPF 11.3
emenanal waste assnage and collection areas are designed to be welt verifiated and tocated away from ablable rooms.	Nore sre-applicable.
	DTS/DPF 11.4
anerunal wasis storage and collection areas are designed to allow waste and recycling collection bicles to enter and serve the alte without notariong.	Neire are applicable.
0.11.5	DTS/DPF 11.5
or rebied use developments, neuvreadexital waets and musuling sterage areas woll appearable postantios for on-site management of food veals through computing or other wasks recovery as grouptide.	Stores-are-applicable.
Devolopiesist - Misilian anti Silgi Miss	
hend Appanenss	
012.1	DTS/DPF 12.1
uildings positively contribute to the character of the local area by responding to call context.	None are applicable.
0 12.2	DTS/DPF 12.2
rchitectural detail at sizeet level and a mixture of materials at lower building levels ear the public interface are provided to reinforce a human scale.	None am applicable.
0.12.3	DTS/DPF 12.3
uildings are designed to reduce visual mass by breaking up building elevations to distinct elements.	None are applicable.
0.12.4	DTS/DPF 12.4
	None are applicatio.
reak up large blank elevations.	
0 12.5	DTS/DPF 12.5
	Buildings utilise a combination of the following external materials and finishes:
aintenance requirements.	(a) masoory (b) notural store (c) pre-finished materials that minimise staining, discolouring or deterioration.
0.12.6	DTS/DPF 12.6
treet-facing building elevations are designed to provide attractive, high quality and	
the second s	
edestrian-friendly street frontages.	fab active users such as alwaps or officers.
edestrion-friendly street frontages.	active sums such as siveps or affices prominent entry areas for multi-storey buildings (where it is a common entry) babiliable rooms of develops

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20.457				
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	(a) oriented (b) clearly of	nulti-storey buildings are: towers the street whe and easily identifiable from	. Iter almat, and varbicle parking, and	
	(d) designed ((e) located a sizzers (izer unen Eto provide abeiter, a seniar olty is close as practicable is the Ht	iersanul addresa und transitional la and f de labby acoust to minimise t	pace around the entr
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are appl			
- Andersening				
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodule a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	accommodale	ide a 4m by 4m deep soil	space in front of the building except where no building to	-
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 ahade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at n than the following rates, except in a location or zone where full site coverage is desired.			
	Site area		Minimum dimension	
	Site area		Minimum dimension	
	Service States	deep soil		deep soil zones
	area	deep soil area	dimension	deep soil zones
	area <300 m ² 300-1500	deep soil area ^{10 m²}	dimension	deep soil zones 1 amail tree / 1 m ²
	area <300 m ² 300-1500 m ²	deep soil area 10 m² 7% site area 7% site area	dimension	deep soil zones 1 amail tree / 1 m ² 1 medium tree 30 m ² 1 large or medium tree /
	area <300 m ² 300-1500 m ² >1500 m ²	deep soil area 10 m² 7% site area 7% site area	dimension	deep soil zones 1 amail tree / 1 m ² 1 medium tree 30 m ² 1 large or medium tree /
	area <300 m ² 300-1500 m ² >1500 m ²	deep soil area 10 m ² 7% site area 7% site area	dimension 1.5m 3m 6m 2-4m canopy spread	deep soil zones 1 amail tree / 1 m ² 1 medium tree 30 m ² 1 large or medium tree /
	area <300 m ² 300-1500 m ² >1500 m ²	deep soil area 10 m ² 7% site area 7% site area 7% site area 4-tim mature height and	dimension 1.5m 3m 6m 2-4m canopy spread d 4-8m canopy spread	deep soil zones 1 amail tree / 1 m ² 1 medium tree 30 m ² 1 large or medium tree /
	 area 300 m² 300-1500 m² >1500 m² >1500 m² Small tree Medium tree 	deep soil area 10 m ² 7% site area 7% site area 7% site area 4-8m mature height and 8-12m mature height and	dimension 1.5m 3m 6m 2-4m canopy spread d 4-8m canopy spread	deep soil zones 1 amail tree / 1 m ² 1 medium tree 30 m ² 1 large or medium tree / 60 m ²

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egelation health.	
PO 13.4 Intess separated by a public road or reserve, development sites adjacent to any cone that has a primary purpose of accommodating low-rise residential levelopment incorporate a deep soil zone along the common boundary to enable nedium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m fror a zone boundary in which a deep soil zone area is incorporated.
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and suildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green waits and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21th or more in height (as measured from estural ground level and eochding roof-mounted mechanical plant and equipment) is designed to minimize the impacts of wind through measures such as: (a) a patient of the base of a tal lower and signed with the street is detect wind away form the street (b) substantial versedates around a building to defect doenward reveiling wind flows over protections around a building to defect doenward reveiling wind flows over protections around a building to defect doenward reveiling wind flows over protections around a building to defect doenward reveiling wind flows over (c) the placement of buildings and use of estimates to deflect the wind at provide level (d) avoiding tait diver elevations that reveals windy conditions at street level.	DTS/DPF 14.3 None are applicable.
(+?shing	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street contages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) gov/de land vess such as convential, retail or other nor-car parking uses along ground toor street frontages (b) incorporate incode insolutions in tubling viscations facing along major street frontages that are sufficiently uncleased and delayed to complement edjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
torofanleigehtus di Hrange	l
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open paces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) escrophice stellary of and building orientation (b) of-reting the faction of balancies and wilding orientation (c) building estacts from boundaries (including balance) to avail direct line of eight (c) building estacts from boundaries (including balance) to avail direct ine et eight building estacts from boundaries (including balance) to building estacts from boundaries (including balance) to avail direct ine et eight (c) building estacts from boundaries (including balance) to avail direct ine et eight building estacts from boundaries (including balance) to building the building estacts from boundaries (including balance) to building estables from estacts end to building estation between buildings or the building estacts from boundaries (including balance) to building estacts from boundaries (including balance) to building estacts to building estation between building estation	DTS/DPF 16.1 Store are applicator.

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Visit dwaters and paralise surveitience	
PO 17.1 Dweflings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable rever that has a rominous internal reservation, of 2.4m. (b) has an appreprie window area of all teach 2m ² facing the primary street.
PO 17.2 Owellings incorporate entry doors within street frontages to address the street and provide a legitle entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primar street boundary.
- And Annulay	·
PO 18.1 Living rooms have an external outlook to provide a high atandard of amenity for occupants. PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the stree trontage, private open space, public open space, or waterfront areas. DTS/DPF 18.2 None are applicable.
noise and artificial light intrusion.	
Analog Teoring and	1
PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Anothery buildings: (a) mm anothery buildings: (b) there a floor areas not exceeding 80m2. (c) are not constructed, aided to an vibrand no that any part is situated. (i) is from of any part of the building line of the dwelling to which it is shollary of (ii) (ii) which 900mm, of a boundary of the situated with a secondary shreet. (If the land has building line or more mode) (d) in the case of a garage or asport, the garage or casport: (i) is which both the shreet are abled ided if any the situated of the primary street. (ii) which back is least 5.6m from the boundary of the primary street. (iii) which back is least 5.6m form the boundary at the situate soft of other plan from any street is the transfer any street. (ii) which back is least 5.6m form the boundary at the primary street. (iii) which back is least 5.6m form the boundary at the primary street. (iii) which back is least 5.6m form the boundary at the primary street. (iii) which back is least 5.6m form the boundary at the site of the plan from the street is the st
	 (e) If situated on a transitivity (not being a boundary with a planary etnest or secondary elevel), do not exceed a tanget of 11.5m unless; (i) a tanger with or attractume exists on the adjacent site and is bitseted on the adjacent site and is bitseted on the adjacent site and is bitseted on the adjacent with our structure will be built along the same tanget; of boundary as the existing adjacent will or structure will be built along the same tanget; of boundary as the existing adjacent will or structure to the same or insert extent.
	 If elasted on a boundary of fax allebrand (we bring a boundary with 4 primary street, or secondar street), all walls or atoptates on the boundary will coll exceed 45% of the length of the boundary will coll exceed 45% of the length of the boundary will coll exceed 45% of the length of the boundary and the boundary will coll exceed 45%. (g) will not be bounded within the of any other web integ the same boundary will be edited to a proposed with a minimum is an estimating well of a building that exact be edited to a proposed with a minimum is an estimating well of a building that exact be edited to a doubt the proposed with a minimum is an estimated to react the same to an estimate a strength of the same to an estimate a strength of the same to an estimate a secondary with a minimum is an estimated to react the same than a strength of the same to an estimate a secondary of the same to the same to an estimate a secondary with a minimum demension of 200 tens in accountions with (8 er al), which are in iterations (1) a total area as determined by the following table: (i) Sitte area (or in Minimum percentage)

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	residential flat of site building or group dwelling(s), average site area) (m ²)	
	159-200 15%	
	≥200-450 20%6	
	>450 25%	
	(ii) the emount of existing out innorceping prior to the development accorring.	
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over- development of the site.	DTS/DPF 19.2 Anollary buildings and structures do not result in: (a) investments open space that specified in Design in Urban Anas Table 1 - Hhods Open 5 (b) less on site car parking from specified in Triangont, Access and Parking Table 1 - General Struct Car Parking Requirements or Table 2 - Of-Street Car Parking Requirements in Des Anaz.	-801
PO 19.3 Fixed plant and equipment in the form of pumps and/or fittration systems for a swimming pool or spa positioned and/or housed to nat cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump- and/or filtration system is anciliary to a dwelling erected on the same and is: (a) enclosed in a solid acoustic sinchine that is isosited at least for from the nearest habitable isosited on an adjoining abstract. (b) isosited at least 12m from the rearest habitable room located on an adjoining abstract.	
PC 19.4	DTS:DPF 19.4 Non-residential ancillary buildings and structures: (a) are ancliary and subscripted to an adding non-residential use on the same attering to the following: Image: short area on a subscripted to an adding non-residential use on the same attering to following: Image: short area on a subscripted to an adding non-residential use on the same attering to following: Image: short area on a subscripted to a same and structures: Image: short area on a subscripted to a same atteries and bat any part is advanced. (b) in free of any part of the building line of the name building to which it is another of a boundary of the above atterned with a secondary street it is another of a boundary of the advanced with a secondary street if the land-building in a time of a gampe or cappert: (c) in the same of a gampe or cappert, the gampe or cappert: (d) in the same of a subscript of the subscripter with a primary street. (e) if advanced on a boundary (not bring a boundary of the primary street. (f) a implement boundary. (ii) a implement boundary. (iii) a implement boundary. (iii) the primary advance and to structure on the adjacent des and is adjacent or accordary street, a substreet boundary. (iii) a implement boundary. (iii) a diment of a structure on the adjacent des and is adjacent of boundary at a substreet on the same or inseer. (iii) a implement boundary. (iiii) a dimplement boundar	, do not s the condary redery actor
	proposed wold or situations (h) have a well height (or post/height) not exceeding tim (and not including a gable end) (i) have a roof height where no part of the real is more than tim also the national ground level (j) if stad it sheet reals, is pre-oclour beaked or painted in a non-reflective colour.	

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Bacirlandig Hendleg treat-Laur Rich	
Salahat appalators	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DT3;/DIPF 20.1 Garages and carports facing a street: (a) are alwaled so that as part of the garage or carport will be in front of any part of two building line of the dwelling (b) are set back at least 0.5m from the boundary of the primery street. (c) have a garage door 1 opening width toot encoding 10% of the site frontage unless the dwelling has been arree building least the building line thereing the same public street.
PO 29.2 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 strate, 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 todding wall is set back an additional 300mm from the building line (b) a parth or portice projects at least from the building wall (c) a backnow projects the building wall (d) a version projects at least for them the building wall (e) eaves of a minimum 400mm with eleval back to waith of the front elevation (f) a version of the state of the trapper level projects from the outer primary building line by all least 300mm (g) a version of two definent or the building versil (c) a relevance of two definent on increases are incorporated on the outer state levels of the toor building versil (g) a version of two definent materials or features are incorporated on the walls of the state and allows the available or the state of the
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining alfotments or public streets.	DTS/DPF 29.3 None are applicable
Photo Open Spice	
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.
Loudscudag	
PO 22.1 Soft landscapping is incorporated into development to: (a) minimise had observior and reflection (b) contribute trado-and setter (c) provide the stormwater inflection and isotreescapes. (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, insideing stry common property, as determined by the totaxing table: Site area (or in the case of minimum percentage Residential development site, insideing stry common property, as determined by the totaxing table.

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

Policy24		P&D Code (in effect) - Ve	rsion 2023.13 - 31/08/2023
		residential flat	of site
		building or group	
		dwelling(s),	
		average site	
		area) (m²)	
		×590	10%
		150-200	15%
		>200-450	20%
		>450	25%
	(b)	at least 30% of any land between the primary about locard	ary and the primary building line.
Eze pedez, erzen arti-inizerendelity			
PO 23.1	DTS/D	PF 23.1	
Enclosed car parking spaces are of dimensions to be functional, accessible and	Reside	ntial car parking spaces enclosed by fencing, w	alls or other structures have the
convenient.	followin	ig internal dimensions (separate from any wast	ie storage area):
	(8)	single width car parking spaces: (i) a minimum length of S-fm per space	
		 a minimum width of 3.0m a minimum garage-door width of 3.4m 	
	(b)	double width car parking spaces (side by side):	
		 a minimum kength of S.Am. a minimum width of S.Am. 	
		(III) minimum garage door width of 2.4m per space.	
		R# 64 a	
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and		PF 23.2 red car parking spaces have:	
convertient de terming stands also a minimum to so removement encoderate and		a minimum length of 6 Am	
	(b)	a minimum airgen of 5 km a minimum aidth of 2.4% a minimum width bahwan the centre line of the space and	and farms with residue electronics of
		а политит нало заволет так салок кои и как крада але 1.399.	any recost, was to write interaction or
PO 23.3	DTS/D	PF 23.3	
Driveways and access points are located and designed to facilitate safe access	Drivew	eys and access points satisfy (a) or (b):	
and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street		allen willt a Statlage in a public tool of tim privat, have t	
parking.	(b)	measured at the property boundary and are the only access sites with a frankage to a public read greater than Time	
		 (i) Insee a maintenum width of 5m measured at the pracess point president on the site; (ii) how a width between 3.0 meters and 3.2 meters. 	
		no represtinan two accress points are provided on	
PO 23.4		PF 23.4	- 6 1 - 6 1
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street frees.		access to designated car parking spaces sati	
		is provided via a lawfully aviating or sufferined access pol- has been gravited as part of ex application for the division scheme sauly more and in anti-back.	
	(b)	 where needy proposed, is set back: (i) 0.5m or more from any street furniture, street pole stormester or utility infrastructure unless consent 	
		(ii) 2m to more from the base of the trunk of a street the true server for a leaser distance.	
		 (iii) Bro or more from the langest point of an intersect (iv) outside of the marked lines or intrestructore dedition 	
	1		1

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Policy24 Personnet incorporate - Medice and High Mill (Introduce on Vend aplantatio	P&D Code (in effect) - Version 2023.13 - 31/08/2023
Prominent in concerning and the second	
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: (6) provide a hetehable roots at ground or first level with a window facing toward the street (b) Inst the height / ander of solid sudie or forces facing the street to 1.2st High above the Socipath- level or, where higher, to 50% of the sile frontage.
PO 26.2 The visual privacy of ground level dweilings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in mul5-storey developments is relised by up to 1.2m.
Phone-Upper States	
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.
Residentity answrity in hands bind 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 accountic privacy and allow for natural ventilation and the intilitration 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 firm 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 Bisiconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to dupligh, wind, and acoustic consilience to maintee revetort and provide visual privacy (b) often views and canad curvettiance of the street while providing for safety and visual privacy of neerby fining spaces and private evideor areas.	DTS/DPF 28.2 Balconies utilise one or a contbination of the following design elements: (a) sur-screens (b) pergolas (c) locures (d) genen facades (e) operative walts.
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) studia: series than δe^2 (b) 1 between dwelling : apartment; not less than δe^2 (c) 2 between dwelling : eperiment; not less than δe^2 . (d) 3+ testoom dwelling : apartment; not less than δe^2 .
PO 28.5 Owellings that use light wells for access to daylight, outlook and ventifation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light welfs: (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 9m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m M overlooked by bedrooms.

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
PO 28.6	DTS/DPF 28.6
Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	None are applicable.
PO 28.7	DTS/DPF 28.7
Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	bione-are-spplicable.
Emailing 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.	DTSrDPF 29.1 Buildings: containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (when there is no expansite bedroom) (b) 1 bedroom dwelling / apartment white a floor area of at least blom? (c) 2 bedroom dwelling / apartment white a floor area of at least blom? (d) 3's bedroom geneting / apartment with a floor area of at least blom? (d) 3's bedroom geneting / apartment with a floor area of at least blom?
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 infernal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Communitation	
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 contidor or circulation areas; (a) have a minimum calling height of 2.7m (b) short-fe access to no more than 8 develops (c) incorporate a wider section at apartment ontrias where the contidors eaceed \$2m in terigh from a conc.
George (Interfeitige), Apochyschy Mith Bookhenge and Betelle size Revealusevent.	
Avanlış	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:
oocupanta.	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	DTS/DPF 31.3
Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	None are applicable.
PC 31.4 Battle-axe development is appropriately sited and designed to respect to the existing neighbourhood context.	DTS/DPF 31.4 Dealing sites/allistments are not in the farm of a battle-ione arrangement.
depressived dependiques (gainer	
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 span 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 report to accustic, safety, vecurity and which effects.	DTS/DPF 32.3 fices are applicable.
PO 32.4 Communal open space contains landscuping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF-32.4 Norie are applicable.
PO 32.5 Communal open space is designed and sited to: (a) In relation to receips or devoted parters, reminise overlooking into habitable room windows or onto the usedate private open pace of other stabilition (b) In relation to ground toor communal space, be overlooked by hebbable rooms to tectiliate passive surveillance.	DTS/DPF 32.5 None-are applicable.
Ear profile (g. source) and insurverse delay	
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-atreet parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.22 on-street car parks per proposed dwating incurried sp to the nearest whele subject; (b) minimum 0.25 on-street car parks per proposed dwating incurried sp to the nearest whele subject; (c) minimum 0.25 on-street car parks any hor S Am where a vehicle can enter or exit a space directly where special space located between two other parking spaces or to on-end obsituation where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dweiling 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 draveways servicing noor than 3 dwellings: (i) have a width of 5m or more and a langth of fer or more at the tests of the primary street (ii) where the driveway length exceeds 30m, incorporate a panalog priori at head overy 30 mailings with a minimum width of 5.5m and a minimum length of tim.
PO 33,4	DTS/DPF 33.4

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
Residential driveways that service more than one dwelling or a dwelling on a batte- axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	Drivinency's providing accesses to vector there care diverting, or a dwarting on a battle-sea state, estaw a 1900 passenger variable to enter and exit the garages or parking spaces in no-more than a three-point tare menoeuros.
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 ama designated for the movement and manoeuvring of vehicles.
Salterdenolog	
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-case or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeatie or person material where the driverary is located dravity adjacent the side or rear boundary of the ela, soft landscaping with a eminimum directly adjacent the side between the driverway and site heurotary (escluding sites) the permeation of a passeng point).
Steley Facilities / White Miningia	
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) isosted way, or acrossed, from public view, and (b) conversently located is provintly to dentings 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 Levellor solver Antijes	
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 solida, organic matter, natrients, 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.
Ruggerfed demonstratisfiet spil atty-senit facilities	l
Cities, Centigundes and Societ	
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 sprione for people living with disabilities or invited metability and / or to facilitate againg in since.	DTS/DPF 37.2 None are applicable.
PO 38.1 Development is designed to support wife and convenient access and movement for residents by providing: (a) ground-level assess or lifted access to all units (b) level entry porchas, renge, pades, diversage, passenger biseling areas and ences adjacent to foropaths that allow to for passeng of wheelcheirs and resting places (c) or prais with gradients no sleeger than 1-is-40, and of sufficient error allower for extensionally (d) keels range a parked contrary points.	DTS/DPF 38.1 None are applicable.
Contracted Open Tapace	
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 amonity 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 convertiently accessed by the dwellings which it services (b) have regard to accessio, early, secarily and what 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.

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

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Den 10.6	PTP2-PD0E 96.2
PO 39.6 Communal open space is designed and eited to:	DTS/DPF 39.6 None are applicable.
 (a) in relation to motiop or elevated garders, minimise overloaking into habitable moon-windows or onto the useable private open space of other dwellings (b) is relation to ground floor communal space, be overloaked by habitable rooms to facilitate passive surveitlance. 	
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 48.2 Provision is made for subshife malibox 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	DTS/DPF 40.4
Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 48.5 Dedicated waste and racyclable 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 tirtse.	DTS/DPF 49.6 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.
Ebderf Assymmaticiae	
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 atudent life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) starge of Sviog options to meet a variety of accommodation revols, such as one-bedroom, two- bedrooms and disability aboves units (b) common or shared fieldbes to making a more efficient care of space, including; (j) shared costing, burdery and existing it trying facilities (ji) shared costing, burdery and existing it trying facilities (jii) internat and advant commonal and private upon space provised in accordance with Design in Liber Areas Table 1 - Moster Costing Bayerian existences (jiii) common date pathing is accordance with Torngout, Access and Marking Table 1 - Common date pathing is accordance with Torngout, Access and Marking Table 1 - Costing Costing Regumentation a Table 2 - Of-Bleed Car Parking Regumentation in Designative Areas (w) tripple parking at the rate of one-space for sympt 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	None are applicable.
ccommodate an alternative use of the building in the event it is no longer required	
ar student bousing.	
t nan-randheiteliaf demologoment.	
ár Isleite Sirga	
0.42.1	DTS/DPF 42.1
Development likely to result in risk of export of xediment, suspended solids, organic	None are applicable.
rattor, nutrionts, oil and grease include stormwater management systems lesigned to minimise pollutants entering stormwater.	
na mga na ar su su su an ang garang na na na su	
20.42.2	DTS/DPF 42.2
	None are applicable.
condition equivalent to or better than its pre-developed state.	
PO 42.3	DTS/DPF 42.3
Development includes stormwater management systems to mitigate peak flows	None ere applicable.
and manage the rate and duration of stormwater discharges from the site to ensure hat development does not increase peak flows in downstream systems.	
Institutions such Waters Canding and Mahaming	
PO 43.1	DTS/DPF 43.1
Areas for activities including loading and unloading, storage of waste refuse bins in	None are applicable.
commercial and industrial development or wash-down areas used for the cleaning	reserve to a approximate.
of vehicles, plant or equipment are:	
(a) designed to contain all wantewater idealy to policie alormwater within a twedest and realised area	
to exclude the entry of external surface starmouter run-aff	
(b) proved with an imperviewe material to facilitate wastewater collection. (c) of aufficient size to prevent 'spisot-out' or 'over-sprag' of wastewater from the wast-slower area.	
(d) are designed to drain sestemater to offset:	
 a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposed to a servire, private or Community Wastewater Management 	
Scheme or	
 (ii) is training tank and its subsequent removal all site on a negative basis. 	
biospinie in the second s	
Restricted and Account	
100 X X X X	President at a
PO 44.1	DTS/DPF 44.1
Development with a primary street comprising a laneway, alley, tane, right of way or dealer minor	Development with a primary street frontage that is not an winy, lane, right of way or sentiar public thoroughter.
tanaightinn only occura where:	
(a) existing utility infrastructure and services are capable of accommodating the development	
 (b) the primery street can support access by energying and regular service vehicles (such as weath callection) 	
(c) If does not require the province or upgrading of infrastructure on public land (such as footpathe	
and storewater maniferenet systemes) (d) ealery of perturbitiers or vehicle reconstruct to maintained	
(e) only receivery grade transition is accommodated within the site of the development to support	
an appropriate development intenaity and orderly development of land iteming minor thereoglitates.	
tota	
lengt och Mitra	
PO 45.1	DTS/DPF 45.1
1M 1996 F	PERMITS, APP 1
Jecks are designed and sited to:	Decka:
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Item 8.1.1 - Attachment 4 - Extract of Planning and Design Code

Policy (a) (b) (c)	24 complement the associated building form relatives impacts on the storeducepe fribugh alling behavior the building line of the principal building (unless on a significant allothesis or open space) minimize-cut and fill and overall installing when viewed from signcent land.	(8)	ultere (P&D Code (in effect) - Ver a deating: continuetari, alkind to or attended so that an in front of any part of the building line of it within 100mm of a boundary of the alkin has beandaries on two or some route	y part is situated: Ine develop to which it is ancidery
			(ii) (iii) (iv)	shoka gravni sheni i enlini d	Stank all finals thill/rest-trives aindo or near will stand to the vertiling, twis a finished flood floor lavel of the develop, twis a finished flood floor lavel of the develop, escolated with a repolerizing common pri- in accordance with (A) or (B), whichware in a total error is determined by the following	tovel consideret with the finished total ones of soft and contractions for the openty, with a minimum dimension of sens: sens:
					Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	
					<110 150-200 >200-450	10% 18% 20%
				8.	>450 the amount of existing soft landscapting (25%
		(b) (C)	(1) (11) (11)	are set purpose are set turne ar	tion with a non-revidential size: Isack at least 2 metres from the boundary of the back at least 2 metres from a public road. Toor area not escending 2011 ¹⁸ a finished floor level not escending 4 metre	
and pri through	2 are designed and sited to minimise direct overlooking of habitable rooms vale open spaces of adjoining residential uses in neighbourhood-type zones h suitable floor levels, screening and siting taking into account the slope of aject land, existing vegetation on the subject land, and fencing.	Deck side o	or rear b conste se	finished oundari creeninj	I floor levels's 500mm or more abor es shared with a residential use in g with a maximum of 25% transpa e of the deck not less than 1.5 m :	n a neighbourhood-type zone rencylopenings, permanently
	3 used for outdoor dining, entertainment or other commercial uses provide- king in accordance with the primary use of the deck.	Elecki prima 1 - Gi	ry use c eneral C	or come of the su XI-Stree	nercial purposes do not result in li bjoct land than specified in Trans t Car Parking Requirements or Tr lignated Areas.	port, Access and Parking Table

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site	Minimum Rate
		-

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Policy24		P&D Code (in effect) - Version 2023.13 - 31/08/202
	Configuration	
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space when: (a) Site area ~30 km²: 24m² seated behind the building line. (b) Site area a 301m²: Siter² located behind the building line. Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.
Cabin or caravian (permanenity fixed to the ground) in a residential park or canavan and louriet park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground	Dwellings at ground level:	15e9 ² / minimum dénomion Sm
evel dwollings	Dwellings above ground level:	
	Studio (no separate bedroom)	4m² / minimum dimension 1.8m
	One bedroom dwelling	8m² / minimum dimension 2.1m
	Trea leadscore dwelling	11m² / minimum dimension 2.4m
	Three + birdcoom dwelling	15 m ² / minimum dimension 2,8m

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
30-1	Commercial forestry is designed and sited to movimise economic benefits whilst managing potential negative impacts on the environment, transport networks, sumpunding 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
And	
PO 1.1	DTS/DPF 1.1
Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	Nore are applicable.
PO 1.2	DTS/DPF 1.2
Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosign.	Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3	DTS/DPF 1.3
Commercial forestry plantations and operations associated with their establishment,	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 o	r more from any sensitive receiver.
failer Projection			
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, unoffs 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 excelle duivelant (seclading apol rulivelian) in drainage inter. (b) are not take: 20m or more trust the tanks of any major eatercaurue (a third order or topher watercaure), bits, reservoir, wetland ar einhible (with thrust corrections to an aquitar) (c) are left and if the or more the the backs of any first or second order watercaurues or sinktriv (c) are left and first or more the backs.		
The Mintegenant			
PQ 3.1 Commercial forestry plantations incorporate appropriate tirebreaks and fire management design elements.	1 1-7	lary frebreaks for p ulary frebreaks for y ulary trebreaks, or ns of 100hs or great ive (at well as a	ptantations of behaviors 46ha and 100ha (Din with an additional 30hn or more of had- er. colores tracks) many be included
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access racks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) an incorporated within at frebreaks. (b) are Triver more and/or with a vertical clearance of 4er or more. (c) are appropriately signapoint and provide autobies transcord areas for thre-tighting vehicle (d) pertition the plantation into units of 40% or lease in area.		
Teachine Cherometer			
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 heigh 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		
	500 RV	Tower	transmission lines
	275 kV	Tower	25m
	132 kV	Tower	30m
	132 kV	Pole	20m
	- 66 kV	Pole	20m
	Less than 66 KV	Pole	20m

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Housing Renewal

Policy24

Assessment Provisions (AP)

The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

- (a) the Youth Australian Housing Trust either individually or joinity with other persons or bodies
- (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust

Desired Outcome (DO)

Desired Outcome

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 Des mithionally	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detected develops (b) setti-detected develops (c) zet dealtings (d) group dealtings (e) residential fait balatings.
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 Nore are applicable.
Beaching Hergin	
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.
Privary Street Beljusk	
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.

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202		
for sinking thread helikanik			
PO 4.1	DTS/DPF 4.1		
Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	Buildings are set back at least 900mm from the boundary of the allotment with a secondary street Trontage.		
bissionery Wette			
PO 5.1	DTS/DPF 5.1		
Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	Except where the dwelling is located on a central site within a row dwelling or tensor arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b):		
	 (a) adjoin or ubut a boundary well of a building on udjoining land for the same length and build. (b) escend 3.2m in height from the lower of the natural or finished ground lovel (i) escend 3.1m in height from the lower of the natural or finished ground lovel (ii) escend 3.1.5m in length (iii) when combined with other length of the boundary of the subject development else, a maximum AVX of the length of the boundary (iv) encoder within 3 neises of only other existing or proposed boundary walls on the subject land. 		
PO 5.2	DTS/DPF 5.2		
Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	Dwellings in a semi-detached or now antangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.		
Div Pereday Select			
PO 6.1 Buildings are set back from side boundaries to provide; (a) separation between dwellings in a way that contributes to a subschere character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Citiser them wells located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the well height does not enceed in- at least 000mm. (b) for a well that is not each following; and the well height accerds the might of the well encodes in the top of the observed that is such following and the well height accerds to which the might of the well encodes in the top of the isotance and the well height accerds to which the might of the well encodes is from the top of the isotance accerds the well height accerds the well height accerds to which the might of the well encodes is from the top of the isotance of 50 of the extends to which the beight of the well encodes in the following. (c) for a well that is such from and the well height exceeds the well encodes is the observed of the isotance. (c) for a well that is such from and the well height exceeds the well encodes is the observed of the isotance.		
than Housedary Bellevilt			
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that commission to a suburban character (b) access to balance light and ventilation for neighbours (c) private open space (d) space for landecaping and registation.	DTS/DPF 7.1 Dweitings are set back from the rear boundary: (a) the or more for the first building level (b) the or more for any subsequent building level.		
Thishinger einselters danger			
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 5.1 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 taneway) or a common driveway:		
	 (a) a minimum of 30% of the building elevation is set back an odditional 300mm from the building time. (b) a partie or particle projects at least. The fram the building elevation (c) a battery projects are the building elevation (d) a versester projects at least for from the building elevation (e) a even of a retrieven 400mm vette enterts along the webbs of the thest elevation 		

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202 a minimum 30% of the whith of the upper lawli projects forward from the lower level primary building line by a black 300mm. (g) a minimum of two different materials or finishes are incorpotated on the walls of the building elevation, with a maximum of 80% of the building elevation is 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) include of least one window facing the privary street front a institution of an institution of a street dimension of a Am (b) that an appropriate window must at least 3rd ² facing the privary 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) crientast towards the street (b) visible and assity identifiable from the street (c) designed to include a convoin multipacteducture.	DTS/DPF 8.5 Norse are applicable.				
Nireda dad powertip					
PO 9.1 Uving rooms have an external outlook to provide a high standard of amenity for occupants. PO 9.2	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street bontage or private open space.				
Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	None are applicable.				
New Special Special					
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table; Dwelling Type Dwelling / Site Minimum Rate				
	Configuration Dwelling (alignound 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				
	Che bedroom dwelling 2.1m				

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		Two bedroces detelling	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 require habitable room.	red area of private open sp	ace is accessible from a
PO 10.3 Private open space is positioned and designed to: (a) provide venities outdoor space that with the needs of sociapantic; (b) Islas ideorchaps of desirable orientation and visitar; and (c) adequality delice public and photos space.	DTS/DPF 10.3 None are applicable.		
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoiring residential uses.	allotment/site satisfy one (a) xm permanently obec- capable of being oper (b) have sit being real (c) incompanies someoing	of the following: uned to a twight of 1.5m above links and more than 200mm at them or equal to 1.5m above link with a maximum of 2056 openings, we canteen and stated adjacent to a	
PO 11.2 Development miligates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residenitial uses.	 (a) Two inregards while of the second second to at least of the second se	halonry or lerroon will feen a public 15m wide in all places faced by the or terreces on upper building levels man 20% transparency/openings	a area partmenently obscared by Good to a reintenancheight of: ny is located at inexit 10 metres from the overcland
	1		
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise test absorption and reflection (b) maximise determined and abstraction (c) maximise abstraction and biotheristry (d) enhance the approximation of land and alterhisospen.	minimum dimension of 7 (a) a total area as determ Desting site area (or in the or average also area) (m ²) <100 <200 200 200 200 200 200 200	Incorporates pervious area Oterim provided in accorder and by the following table: me of reservited fair building or gro of reservited has building or gro of reservited has building and the	up diveling(c). Minimum percentage of eite 20% 20% 20% 20%
Mahar-Binaulitan Bipinga			
PO 13.1 Realdential development is designed to capture and use stormwater to: (a) memory each stormwater runot fours and volume to ensure the camping capacities of 2age 66 of 105	DTS/DPF 13.1 None are applicable.		Printed on 10/9/2023

olicy24	P&D Code (in effect) - Version 2023.13 - 31/08/20		
downsiroem systems are not overlaaded (C) oversee runof quality to maintain, eiusisee eu prestical, pre-development conditions.			
(Nuning			
014.1	DTS/DPF 14.1		
In-site car parking is provided to meet the anticipated demand of residents, with	On-site car parking is provided at the following rates per dwelling:		
isti on-site parking in areas in close proximity to public transport.			
	 (ii) 2-or Sever Evelopation - T-our particing opean (b) 3-or store bedrootes - 2-oir particing spaces. 		
0142	DTS/DPF 14.2		
inclosed car parking spaces are of dimensions to be functional, accessible and	Residential parking spaces enclosed by fencing, waits or other obstructions with the		
onvenient.	following internal dimensions (soparate from any waste storage area):		
	(a) aingle packing-spaces: (i) a sonimum langth of 5.4%		
	(ii) a minimum addh of 0.0m		
	(iii) a minimum garage door with ni 2.4m		
	(b) double-parking spaces (side by side): (i) a statistum bright of 5-5m		
	(ii) a minimum width of 5.5m		
	(iii) minimum garage door with of 2-4m per opposi.		
0 14.3	DTS/DPF 14.3		
incovered car parking spaces are of dimensions to be functional, accessible and	Uncovered car parking spaces have:		
priversient,			
	(a) a minimum length of 5.4m (b) a minimum with of 2.4m		
	(C) a minimum width between the centre line of the space and any fence, wait or other obstruction 0.5m.		
0 14.4	DTS/DPF 14.4		
lesidential flat buildings and group dweiling developments provide sufficient on site	Visitor car parking for group and residential flat buildings incorporating 4 or more		
isitor car parking to cater for anticipated demand.	dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.		
0 14.5	DTS/DPF 14.5		
lesidential flat buildings provide dedicated areas for bicycle parking.	Residential fat buildings provide one bicycle parking space par dwelling.		
antalata			
recovery .	1		
O 15.1	DTS/DPF 15.1		
evelopment minimises overshadowing of the private open spaces of adjoining land	Norie are applicable.		
y ensuring that ground level open space associated with residential buildings sceive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.			
ede	1		
0 16.1	DTS/DPF 16.1		
rovision is made for the convenient storage of waste bins in a location screened orn public view.	A waste bin storage area is provided behind the primary building line that:		
	(a) Zask a minimum area of 2m ² with a minimum diversation of 800mm (separate from any designated car parking spaces or physic space), and		
	(b) then a continueue anabetractesi path of travel (excluding movestie-objects like gales, vehicles and roller doors) with a minimum width of 800ms between the wasie tim storage area and the street.		
O 16.2	DTS/DPF 16.2		
lesidential that buildings provide a dedicated area for the on-site storage of waste hich is:	None are applicable.		



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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202
af on-street parking.	 (a) minimum (0.33 on-street spaces per dealling on the sile (sounded 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) entrimum carpank length of firm for an intermediate space tosabed between two inher parking operan or to an end obstruction, where the parking is indented.
PO 17.5	DTS/DPF 17.5
Residential driveways that service more than one dwelling of a dimension to allow	Driveways that service more than 1 dealing or a dealing on a battle-ane site:
safe and convenient movement.	(a) Inaxia a minimizer width of Set. (b) for driveways eenvising more than 3 deellings:
	(i) have a wall of 5.5m or more and a length of 6m or more at the keys of the primary streat.
	(ii) where the driveway larget oscanda 20%, incorporate a panning point at least overy 30 mellines with a minimum largety of 6m.
P0 17.6	DTS/DPF 17.6
Residential driveways that service more than one dwelling are designed to allow	Drivewaye providing access to reary item one dwelling, or a dwelling on a dalife-see use, alloy a BB5
passenger vehicles to enter and exit the site and manoeuvre within the site in a safe	parameters vehicle to only and mid the parapes or parking spaces in somether school point ture manuscore
and convenient manner.	
PO 17.7	DTS/DPF 17.7
Dwellings are adequately separated from common driveways and manoeuvring	Dwelling walls with entry doors or ground level habitable room windows are set back
areas.	at least 1.6m from any driveway or area designated for the movement and
	manoeuvring of vehicles.
PO 18.1	DTS/DPF 18.1
Dwellings are provided with sufficient and accessible space for storage to meet	Dwellings are provided with storage at the following rates and 50% or more of the
likely occupant needs.	storage volume is provided within the dwelling:
	(R) whatter that lease than $4m^2$
	(b) 1 bestroom deetiling / spectreent: not lease them three ³ (c) 2 bestroom deetiling / spectroom; rest lease them 10m ⁵
	(d) 3+ bedroom dwelling / spariment: not less itsen 52m ³ .
fasharela	
PO 19.1	DTS/DPF 19.1
Development, incluting any associated driveways and access tracks, minimises the	The development does not involve:
need for earthworks to limit disturbance to natural topography.	(a) excavation exceeding a vertical height of fm
	्य स
	(b) diling exceeding a variable height of the er
	(c) a total contributed excavation and filling vertical height exceeding 2m.
Service connections; and information	
PO 20.1	DTS/DPF 20.1
Dwellings are provided with appropriate service connections and infrastructure.	The site and building:
	 (a) have the ability to be connected to a permanent polatile water supply. (b) have the ability to be connected to a sensetage system, or a sensitivater system approved under
	the South Australian Public Health Ast 2017
	(d) have the ability to be connected to an adequate water supply (and pressure) for fire-lighting
	(e) exact and be contrary to the Regulations prescribed for the purposes of Section 86 of the Electroly. Act (1996).
No cyslectuation	
PO 21.1	DTS/DPF 21.1
Land that is suitable for sensitive land uses to provide a safe environment.	Development satisfies (a), (b), (c) or (d):
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Policy24				P&D Code (in effect) - Version 2023.13 - 31/08/2023
	(a) (b) (c) (d)	involver involver doks to involver exhibits	a chang cachang casist is is chang is may at the follow Rubbic Protect A. B. C. and no othe prepart	A change in the web of land prior the use of land that does not carsillate a shange to a <u>portra establisher use</u> prior the use of land that does not carsillate a shange to a <u>portra establisher use</u> of non-backs to a <u>use contractive use</u> or land at which <u>site</u> <u>contamination</u> and the use of land to a <u>portra establisher use</u> or land at which <u>site</u> <u>contamination</u> and the use of land to a <u>use contamination</u> and <u>contamination</u> and the use of land to a <u>site</u> <u>contamination</u> and the use of land to a <u>site</u> <u>contamination</u> and the use of land to a <u>site</u> <u>contamination</u> and <u>contamination</u> and <u>to be land</u> use or land at which <u>site</u> <u>contamination</u> and <u>contamination</u> <u>to be land</u> use to be previous 5-yeans which <u>sites</u> that and <u>contamination</u> does not exist (or no longer evoluti) at the land at the land is suitable for the proposed use or noge of uses (without the need of or <u>contamination</u>), or evenabra, necessary for the proposed use (or range of uses), <u>more sites to be and the evenderation</u> you for the proposed use (and the splican's hard to be accelerated a wither with the development; where <u>splican's to a subcontain</u> with the development; we <u>class</u> <u>1</u> , <u>activity</u> w <u>class</u> <u>2</u> , <u>ecityity</u> has taken piece at the <u>send</u> since the ation of the use contamination axist; report jas demonstrated in a <u>site</u> entities, <u>demonstrative</u> .

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome			
	Efficient provision of infrastructure networks and services, renewable energy facilities and ancibary development in a menner 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
Quand	
PO 1.1 Development is located and designed to minimise hazard or mulaance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
VaudeAnneity	
PO 2.1 The visual impact of above-ground infrastructure refevories and services (excluding high voltage bransmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilizing features of the natural landscope to obscure views where practicable sting development below ridgelines where practicable (b) sting development below ridgelines where practicable (c) evoluting visually smallers and significant landscopes (d) using materials and significant landscopes (d) using materials and significant landscopes (e) using exercise arise to be surplement below relativity and colour that complement the surplement deferming or seven buildings excert the perimeter of a site and between educations accommodeling or cares to primarily accommodels and between educations.	DTS/DPF 2.1 None are applicable.
P0 2.2	DTS/DPF 2.2

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
Pumping stations, battery storage facilities, maintenance sheds and other ancitary 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 nevegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are uppöcable.
Rahdvettelset	
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.
Material Benagureeth	
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 bazard 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.	DYS/DPF 4.3 None are applicable.
Michild y 3 Heat yo for Gard Bolling Konige Vallin	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) eting dilles and newfors: (i) on enviro attracty cleared of naive vegetation: (ii) where there is minimal interference or disturbance to saiding native vegetation or biothersity (b) grouping dilly taildengs and structures with non-realdential 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.
Tarrenovadable Perfilm	
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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
PO 6.1	DTS/DPF 6.1
The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from cluster on visual amenity.	None are applicable.
PO 6.2 Telecommunications anterimae are located as close as precticable to support structures to manage overall bulk and initigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3	DTS/DPF 6.3
Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:	None are applicable.
(a) observing the interporting the facility of the an existing structure that may serve on the purpose	
or all of the following: (b) using mixting buildings and leadacape features to atsocurs or intercept views of a facility from marby public roads, vesidential areas and places of high-public attents to the object precision without unduly instants and finishes that complement the environmentations services (c) using materials and finishes that complement the environment (d) accessing landacaping and segetation, particularly for explorent abatters and buils.	
Normaldo Gorge Pacibles	
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.
PO 8.1 Visual impact of wind tarbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generations are: (a) art back of least 2000m from the base of a turbine to any of the following zones: (j) Houst Stationard Zone (ji) Towning Zone (jii) Roval Living Zone (jiii) Roval Living Zone (jiiii) Roval Living Zone (jiiiiiii) Roval Living Zone (jiii) Roval Living Zone (jiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii
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 orison, size and shape (b) coordinating state natural direction (c) mounting wind turbine generators on tabular lowers as approved to inition 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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Policy24		P&D C	ode (in effec	t) - Versio	n 2023.13 - 31/08/2023
P0 8.5	DTS/DPF 8.5		natementa mis	ana sa alƙ	
Meteorological masts and guidewines are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or fisshing strobes.	None are applicable.				
Pananakh Garge Pashko (Nik Possi)					
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 outural value.	None are appl	IG804E.			
PO 9.2	DTS/DPF 9.2				
Ground mounted solar power facilities allow for movement of wildlife by:	None are appl	icable.			
 (a) incorporating widdle corrisors and habitat refuges (b) evoluting the use of extension security or permeter funcing, or incorporating funcing that evolvies the passage of small animals without unneasonably compromising the security of the facility. 					
PO 9.3	DTS/DPF 9.3				
Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.					and boundaries, h the following criteria:
	Generation Capacity	Approximate alte all'arrey	ilatback from adjaining land lanarabay	Setback from oursetviation areas	Sotback from Yownship, Aunal Sottlement, Rural Heighbourhoud and Baral Living Zones ⁹
	SUMME	athai	30m	600m	2km
	30889-58681	1614-16754	28%	400m	1.5km.
	5504×5388V	dha to <56ha	2010	500m	905
	1000-5000	Ubate Hu	15.01	500m	600m
	100000-1000	03herf.8ha	10%	600m	10914
	<10007	10.854	899	500m	2in
	Notes: 1. Does not ap is located with	C. 27		sød ground न	tounied solar power facility
PQ 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.					
PO 10.1	DTS/DPF 10.1	1			
Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	None are applicable.				
PO 10.2	OTS/DPF 10.	2			

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n-thus	DED C-4-10-04-01 V
Policy24 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, dem covers, operational measures or detection systems.	P&D Code (in effect) - Version 2023.13 - 31/08/2023 None are applicable.
PO 19.3 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.
Mileir Industry	
PO 11.1 Development is connected to an appropriate water supply to meet the origining requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reliculated 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 reliculated 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 demantic use (b) connected to the root drainage valuer of the develop.
Windowsker Bervitou	
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 origoing requirements of the intended use in accordance with the following: (a) Is wholy isolated and cumained whin the abstract of the following: (b) Is areas where there is a high risk of eastermination of subcest, growtat it will service (b) Is areas where there is a high risk of eastermination of subcest, growtat, or means there are invalide (c) explicit text effects and displat waster, disposal systems are invalued to minima the intended texts and are demonstrated within the abstract displated to minimale intended to be intended as a sign waster, disposal areas and invalue intended to the intended to an advect and the variance disposal areas are too and a variance (c) explicit text effects and displat areas there variance to an invalue to minimize and food prome, stoping, saline or poorly distored lard to minimize environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common watewater 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-alte-waste water treatment system in accordance with the following: (a) the system is whely techned and contained within the alternet of development is will remice; and (b) the system will comply with its readmements of the South Accordance Public Health Act 2015.
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.
Yeopoug Politike	
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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P&D Code (in effect) - Version 2023.13 - 31/08/2023

Assessment Provisions (AP)

olicy24

Desired Outcome (DO)

Desired Outcome

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature			
được gia chiến than the state of the state o				
PO 1.1	DTS/DPF 1.1			
Intensive animal husbandry, dairies and associated activities are siled, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	None are applicable.			
PO 1.2	DTS/DPF 1.2			
Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	Norse are applicable.			
PO 1.3	DTS/DPF 1.3			
Intensive animal husbandry and associated activities such as wastewater legoons and liquidischid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	None are applicable.			
PO 1.4	DTS/DPF 1.4			
Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	Dairies, associated wastewater lagoon(s) and liquidisolid waste storage and disposal facilities are located \$30m or more from the nearest sensitive receiver in other ownership.			
PO 1.5	DTS/DPF 1.5			
Lagoons for the storage or treatment of milking shed effuent is adequately separated from roads to minimise impacts from odcur on the general public.	Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.			
Woode				
PO 2:1	DTS/DPF 2.1			
Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:	None-are applicable.			
 avoid attracting and herbouring vermin avoid polloting webs: resources be isolated outside 1% AEP flood event areas. 				
dauf que Made Tradecourie				
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Item 8.1.1 - Attachment 4 - Extract of Planning and Design Code

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
PO 3.1	DTS/DPF 3.1
To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from; (a) public water supply reservoirs (b) major waterbares (this order or higher stream) (c) any other watercourse, box or well used for domestic or stock water supplies.	Internelive animal huabandry operations are set back: (a) 800m or nore from a public water sipply memorial (b) 200m or nore from a major watercourse (hind under or higher stream) (c) 100m or more from any other watercourse, tions or well used for domestic or stock water supplies.
P0.3.2	DTS/DPF 3.2
Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:	None are applicable.
 (a) have sufficient aposity is told efficient and noted from the operations on site (b) ensure officient above not infinite and policie providente; and or other value resources. 	

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

		Desired Outcome
	001	Development is located and designed to mitigate advense effects on or from neighbouring and proximate land uses.
- 1		

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

Performance Outcome		isfy Criteria / Designated rmance Feature
down/start/law farepatibility		
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by taxfully existing land uses (or Taxfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.	
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise advece impacts.	DTS/DPF 1.2 None are applicable.	
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 tridigate off-oils inpacts (c) the coint to vector the development to develop in the zone (d) measures that night be taken in an adjacent zone primarily for semilitive receivers that night be taken in an adjacent zone primarily for semilitive receivers that night be taken in an adjacent zone primarily for semilitive receivers that night be taken.	DTS/DPF 2.1 Development operating within the Class of Development Consulting room	e foliowing hours: Hours of operation 7am to 9pm, Monday to Friday 8am to 5pm, Saturday

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Policy24	P&D Code	e (in effect) - Version 2023.13 - 31/08/202
	Office	7am to 9pm, Monday to Friday
		8am to 5pm, Saturday
	Shop, other than any one or combination of the following: (a) restaurant (b) Restaurant (c) Restaurant Lestinge Zone, Rund Zone or Rund Herbodtore Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Orgonizaliwalnag		
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 surlight b. other zones is managed to enable access to direct winter surlight.		e rooms of adjacent residential land uses in a e at Jeant 3 hours of direct sunlight between 9.00an
PO 3.2 Oversihadowing of the primary ansa 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.	21 June to adjacent residential la accordance with the following; a, for ground level private open i, half the existing ground level or ii, 35m2 of the existing ground dimensions measuring 2.5m)	of direct sunlight between 9.00 am and 3.00 pm on ind uses in a neighbourhood-type zone in space, the smaller of the following; open space level open space (with at least one of the area's pen space, at least half of the existing ground level
PO 3.3 Development does not unduly reduce the generating capacity of adjacent raciflop solar energy facilities taking into account: (a) the som of development contemplated to the uses (b) the orientation of the solar energy facilities (c) the under to which the solar energy facilities are sinuady overstadowed.	DTSiDPF 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.	
Archibines linementing Weben or Villemetere		
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 races (Noise) Policy criteria.	vers achieves the relevant Environment Protection
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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Policy24	P&D Code	e (in effect) - Version 2023.13 - 31/08/2023
 (a) locating openiogs of buildings and associated services owey from the interface with the adjacent secalities excelves and zenes privarily interacted to accommodate servicine mechanics. (b) when sited dutations, locating such alwas as far as practicable from adjacent servicine and zenes privarily intered to accommodate servicine adjacent servicine and zenes privarily intered to accommodate servicine adjacent servicine adjacent servicine and zenes privarily intered to accommodate servicine accounts from the privari service accounts and account of the service accounts and account of the service accounts and accounts and accounts are accounted as a statement within an enclosed elevative or accounts encloses (d) providing a sublable description between the plant and 7 or equipment and the subjacent service previous point descriptions accounts and the subjacent service previous point and the plant and 7 or equipment and the subjacent service previous point and the service previous account of the service previous accounts and the service previous accounts and the service previous accounts and the service previous accounts are accounted and the subjacent service previous accounts and the service previous accounts and the service previous accounts are accounted and the subjacent service previous accounts are accounted and the subjacent service previous accounts are accounted and the subjacent service previous account a		
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 accosic structure isosted at least 6% from the nearest habitable noon togeted or an adjoining allotment. (b) localed at least 12m from the rearest habitable room located on an adjoining allotment.	
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from sarvice equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for resider	tial 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:	
	Assessment location Externally at the nearest invisiting or envisaged noise sensitive location	Music noise level Less than 8dB above the level of background noise (L _{90,59mb}) in any active band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
At (holdy		
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 6.1 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 instructory before extraust emissions are released (b) incorporating appropriate treatment instructions that the sensitive receivers.	DTS/DPF 5.2 None are applicable.	
Liperspil		
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.	
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Dalley24	DED Code in effecti Version 2022 12, 31/09/2022	
Policy24 P0 6.2	P&D Code (in effect) - Version 2023.13 - 31/08/2023 DTS/DPF 6.2	
External lighting is not hazardous to motorists and cyclists.	None are applicable.	
Balachalog (Bann		
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 (Interfacetore		
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from axisting ground level (b) is not within a line of sight ledwaren a flow framewither and filewise excision.	
Industrus niiki Kungi Andolmu		
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.	
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 Notes are applicable.	
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.	
PO 9.4 Sensitive receivers are located and designed to mitigate potential impauts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.	
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodifies (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodifies in other ownership in accordance with the following: (a) 30% or nono, where it invitus the handling of agricultural crap products, nock, ever, whereits, particular products or characteria to any commodifies in other ownership, in accordance with the following: (a) 30% or nono, where it invitus the handling of agricultural crap products, nock, ever, whereits, particular are areas, where it invitus a handling of graduate transp sectors, nono, reterrats, particular products or characteria a value or what side facility (inclusing acceptor) grain terms by there the handling of these materials in a row reveal, does not exceed 100 tomets per day. (c) 30% or energe, where it invitues the bandling of cost with a capacity or containers with a space of use periods. (d) 50% or more, where it invitues the bandling of cost with a capacity or to cost ends of use a storage date network a storage of such area with a capacity or to a the specify exceeding 1 took to a storage capacity ap to 50 forms (d) 50% or more, where it involves the handling of cost with a capacity exceeding 1 tooke periods. (e) 1000m or more, where it involves the handling of cost with a capacity exceeding 1 tooke periods. (e) 100m or more, where it involves the handling of cost with a capacity exceeding 1 tooke periods. (f) 100m or more, where it involves the handling of cost with a capacity exceeding 1 tone exceeding 50 tornes.	

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023	
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 horicultural activities.	None are applicable.	
PO 9.7	DTS/DPF 9.7	
Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	Norae are applicable.	
Transformer public Marca and Generative Privation Research		
PO 10.1	DT&/DPF 10.1	
Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	Sensitive receivers are located no closer than 500m from the boundary of a Mining. Production Tenement under the Mining Act 1971.	

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome			
001	Land division:		
	 creates aborents with the oppropriate denominant and always for their intended use aflews efficient provision of new intentricture and the optimum size of uniteratives of value, including eignificant vegetation, watercourses, water bodies and other environmental (c) integrates and allocates assignate and suitable land for the preservation of alle features of value, including eignificant vegetation, watercourses, water bodies and other environmental features. (d) facilitates soler access through allothert orientation (e) creates a compact orien form that supports active travel, wellability and the-use of public transport. (f) availes areas of high values has and sole. 		

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Al (and shirton		
Abdinos volligentan		
PO 1.1 Land division creates allotments subsible for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site bounderies illustrated and approved in an operative or existing development autionalism for endderlist development under the Development Art 1993 or filenning. Development and inhetituative Art 2019 where the allutiments are used or are proposed to be used only for reflected proposed (b) is proposed as part of a combined teel division application with derevel in-autiofy development.	
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing contast of the locality.	DTS/DPF 1.2 None are applicable.	
Design-seel Capital	1	
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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202
PO 2.1	DTS/DPF 2.1
Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining wells.	None are applicable.
PO 2.2 Land division ensibles the appropriate management of interface impacts between	DTS/DPF 2.2 None are applicable.
Lans unesen ensues no oppropriation meningeneric in menine impacte senseen potentially conflicting land uses and/or zones.	reano ano apposatan.
P0 2.3	DTS/DPF 2.3
Land division maximises the number of all other to that face public open space and public streets.	Norre are applicable.
P0.2.4	DTS/DPF 2.4
Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	Norse are applicable.
PÓ 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 watercournes being retained within open space and development taking place on land not subject to flooding.	None are applicable.
PQ 2.7	DTS/DPF 2.7
Land division results in legible street patterns connected to the surrounding street network.	Nore 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.	Nore are applicable.
Insels and Revero	
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 patients and intersections are designed to snable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.
PO 3.3	DT5/DPF 3.3
Land division does not impede access to publicly owned open space and/or recreation facilities.	None are applicable.
PQ 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	None are applicable.
vehicles.	

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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 alles.	DTS/DPF 3.7 None are applicable.
PO 3.8 Roads, open space and thoroughtares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.8 None are applicable.
PC 3.9 Public streets are designed to enable tree plansing to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.9 None are applicable.
PO 3.18 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.10 None are applicable.
édeelonjare	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are appsoable.
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 allofsment can be connected for: (a) a vester water instmant plant that has the hydroxic volume and pollutant load teatment and depose tapacety for the maximum predicted waterwater volume generated by edocequent of the proposed determine. (b) a form of on-site water water beament and disposed that meets relevant public heath 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 encroacties 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 retection basins, are sited and designed to ensure public health and safety is protected, including by minimizing 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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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
are siled and designed to function as a landscape feature.	
Minoir Laws (Studies, Pinder 28 Alexandri)	
Open-Spece	
PO 5.1	DTS/DPF 5.1
Land division proposing an additional ellotment under 1 hectam provides or supports the provision of open space.	None are applicable.
Desire Zoloniations	
PD 6.1	DTS/DPF 6.1
Land division for residential purposes facilitates sofar access through allotment orientation.	Nore are applicable.
Marc Innaline Dougo	
P0 7.1	DTS/DPF 7.1
Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.
P0 7.2	DTS/DPF 7.2
Land division designed to mitigate peak flows and manage the rate and duration of stomwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	Norw are applicable.
Table-New Decomposes	
PO 8.1	DTS/DPF 8.1
Satis-zee development appropriately responds to the existing relationshood cortexi.	Alistments are not in the form of a ballie are an argument.
PO 8.2	DTS/DPF 8.2
Battle-ear development designed to blive adle and convenient movement.	The handle of a battle-axe development:
	(a) has a minimum width of 4m
	 (b) where more than 3 alignments are proposed, a minimum width of 5.5m.
PO 8.3	DTS/DPF 8.3
Billflo-core allotenants and/or common land are of a suitable size and dimension to allow passanger webbilas to anter and estimations which the site in a safe and convertent manner.	Battive are development allows a BBI passenger vehicle to order and exit parking spaces in the more than a fitne-point can transport.
PO 8.4	DTS/DPF 8.4
Balde-care or carmon driveways incorporate landscaping and permeability to improve appresance and assist it stormwater management.	Battle-axe or common driveways satisfy (a) and (b):
an an an th' administration (man-supprises to	 (a) are constructed of a minimum of 50% permeable or pervox material (b) where the develop is located disclip adjacent the side or over boundary of the sile, soft tambcapies with a minimum discernation of the is provided between the develop and site boundary isoclating along the perimeter of a passing point;
Myder Laws (Divideo (201-X))storette)	
Dperchanne	
PO 9.1	DTS/DPF 9.1
Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	None are applicable.

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

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
P0 9.2	DT5/DPF 9.2
Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	None are applicable.
PO 9.3	DTS/DPF 9.3
Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	None are applicable.
Mater fermiter Insign	
PO 10.1	DTS/DFF 10.1
Land division creating 20 or more allotments includes a stomwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.
PO 10.2	DTS/DPF 10.2
Land division creating 20 or more allotments includes stormwater management, systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, lider and other contaminants to the stormwater system, watercourses or other water bodies.	Norie are applicable.
Seig-Dénisten	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates sofar 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
	Marines 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
Photophiles well beinky	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 Nore are applicable.
PO 1.2	DTS/DPF 1.2

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
The operation of wharves is not impaired by marinas and on-water structures.	None are applicable.
PO 1.3	DTS/DPF 1.3
Navigation and access channels are not impaired by marinas and on-water structures.	None are applicable.
P0 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
III I	On-water structures are set back:
function of a water supply pumping station.	 (n) Sizes or more fram upsimum water supply pumping station take-off points. (b) State or more fram downstream water couply pumping station take-off points.
PO 1.6	DTS/DPF 1.6
Maintenance of on-water infrastructure, including revetment wates, is not impaired by marinas and on-water structures.	None are applicable.
Sink joing wind Production	
P0 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

Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, reighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway considers, 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
Lend Maxwell Manually	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DT\$/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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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
Breige wold Mileg	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park familure, shaded areas and reating places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife comidens and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Probabilities de Cardinale	
PO 3.1 Open space incorporates: (a) podetrian and cycle tricejes to other open spaces, centres, whoels and public transport nodes; (b) safe criseling points where podesition routes intersect the road celevori; (c) easily identified access points.	DTS/DPF 3.1 Norve are applicable.
thatdig-	
PO 4.1 Lead allocated for open space is withoble for its interdast police and passive recreptional use taking into actualisation its gradient and poleritiat for inurdation.	DTS/DPF 4.1 Noov are applicable.
PO 5.1 Open space is overlacked 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 Norue are applicable.
PO 5.4 Fenced parks and playgrounds have more then one entrance or exit to minimise patential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around tollets, telephones, seating, littler 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 it routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
Depisor	
PO 6.1 Signage is provided at entrances to and within the open space and recreation	DTS/DIPF 6.1 None are applicable.
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.	enou an opposition.
Buildings and Alexandrian	
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 unobtrueive.	None are applicable.
P0 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.	Norve are applicable.
PO 7.4	DTS/DPF 7.4
Development that abuts or includes a coastal reserve or Croien 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.
Centralphy	
PO 8.1	DTS/DPF 8.1
Open space and recreation facilities provide for the planting and relation 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:	Norse are applicable.
 (a) along cyclist and pedouther reutes; (b) enough cyclist and pedouther reutes; (c) is can particip anom; 	
P0 8.3	DTS/DPF 8,3
Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	Norie are applicable.
P0 8.4	DTS/DPF 8.4
Landscaping including inters and other vegetation passively watered with local rainfall run-off, where practicable.	Note are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023	
Desired Outcome		
	The offe of Activity Cavitree is contributing to the form and patient of development and anabiling equilable and convenient access to a range of dispping, administrative, cultural, entertainment and other facilities is 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 vertices (b) as a focus for register social and toolmake gatherings (c) is centributing to a maintaining a pattern of development that supports equilable community access to somices and building.	DTS/DPF 1.1 None are applicable.
PO 1.2 Cut-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: (a) the support the reside of local residents and vertices, particularly is inderserviced iscusions (b) at the edge of Activities Contexe when they cannot readly be accommoded within an existing Activity Canter to expand the range of services on other and support the relie of the Activity Centex.	DTS/DPF 1.2 Hone are applicable.

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

on 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
Carel Star and Meinelly	
PO 1.1	DTS/DPF 1.1
Resource extraction activities minimise landscape demage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	None are applicable.
PO 1.2	DTS/DPF 1.2
Resource extraction activities avoid damage to cultural sites or artefacts.	None are applicable.
Shifey Booky	
PO 2.1	DTS/DPF 2.1
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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.
Dogandise Traditionity, Stathing and Lambridging	
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	DTS/DPF 1.1
Ensure land is sultable for use when land use changes to a more sensitive use.	Development satisfies (a), (b), (c) or (d); (a) does not introdue a change in the use of land. (b) involves a change in the use of land for dista not contribute a change to a more sensitive use of land. (c) involves a change in the use of land for dista not contribute a change to a more sensitive use of land. (c) involves a change in the use of land for a more sensitive use of land. (d) involves a change in the use of land in a more sensitive use of land in a set contact instant and involves a change in the use of land in a more sensitive use of land in the contact instant of the change in the use of land in a more sensitive use of land in the contact instant sensitive contact instant sensitive use of land in the contact instant sensitive use instant sensitive use of land in the contact instant sensitive use instant sensitive use in the use of land in the contact instant sensitive use insthe use is and in the usent sensitive use instant sensitive use in

Tourism Development

Assessment Provisions (AP)

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Desired Outcome (DO)

olicy24

Desired Outcome		
901	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 Control of Con		
PO 1.1 Tourism development complements and contributes to focal, natural, cultural or historical contact where: (a) If stoppoth interesting natural imperiences (b) If showcases Booth Australia's Boothappes and probase. (c) Its events and functions are corrected to local food, wire 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.	
Common and Norbid Flates		
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suilable sting and design measures.	DTS/DPF 2.1 None are applicable.	
PO 2.2 Occupants are provided privacy and amenity through landscaping and lencing.	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.	
Tractyl expensedation is ensue remethyted only the distinct Partie and Wildle day (107)		
PO 3.1	DTS/DPF 3.1	
Dinne 00 of 495 Drinted on 1		

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023	
Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunas, cliff tops, estuarios, wetlands or substantially intact strats 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, habitate 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 bushfile) 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) congrising a minimum of 19 accommodation with (b) chaining suparate individual accommodation with (c) being of a tes unactively for a private dwelling (d) exactly functional areas that are generally suparated with a private dwelling such as kitchens and bundles are exclused them, or physically reparties these tradicated accommodation under, or are of a size minute them, or physically reparties these tradicated accommodation under,	IDTS/DPF 3.4 None are applicable.	

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

rehensive, 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
Westweet Epidore	
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	DTS/DPF 1.2
Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	None are applicable.
PO 1.3	DTS/DPF 1.3
Industrial, commercial and service vehicle movements, loading areas and	None are applicable.

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202:
designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
agatime .	
P02.1	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.	Norre are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are devigned to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Valida Annan	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access it: (a) servided via a lawfully satisfing or authorised driveway or access point or an access point for which common has been granted as part of an application for the division of lawful or or located within time of an intersection of 2 or more toeds or a pedeatrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestriens and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or intrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated on parking spaces satisfy (if) or (b): (a) is provided via a tenkely enabling or anticeleved access point, or an access point for which consent has been granted as park of an application for the devices of land (b) where ready proposed, is not back: (i) Other or more from any street functions of the devices of land (ii) Other or more from any street functions, is not back: (iii) Other or more from any street functions, subset point, infrastructure services pit, or other devices or store them to a same or store the bases of the trunk of a street trans unless consent is provided from the asset server fire trans ensure from the base of the trunk of a street trans unless consent is provided from the trans. (iii) If an or more from the backs of the trunk of a street trans unless consent is provided from the server for a head point for a trunk of a street trans unless or none from the backs of the trunk of a street trans unless consent is provided from the transmost from the server for a head point of the street of an intersection of 2 or more roads. (iii) If an or more from the backs or infrastructure dedicating a protestriet crassing. (iv) cullide of the marked lines or infrastructure dedicating a protestriet crassing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for view with a tractage to a public cost of 20m or leve, one soccess point to greater than 3.5m in width is provided (b) for view with a flootage to a public road greater than 20m:

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	 a single access point no graster than ôn is with is provided or net more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from fevel crossings to avoid interference and ensure their safe origoing 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) 60 km/h load - 10m (b) 70 km/h road - 10m (c) 60 km/h road - 10m (d) 50 km/h road - 30m
PO 3.8 Drivewaya, 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.
Aprilate the Prophy skills Displaiting	
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.
Yoldar Kerling Rates	
PO 5.1 Sufficient on-alte 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) evaluating of on-street car parking (b) where doer parking areas (c) is minister to a meet-can development, where the hours of operation of constructul activities constructions the mediantia can development, where the hours of operation of constructul activities constructure the mediantia can be of the site. the position of sub-ide parking may be shared (d) the weaphice reuse of a liste or Local Meetage 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) Temport, Access and Parking Table 2 - OK-Street Velscle Parking Requirements in Derignment for development is a size of development isold in Toble 2 and the size is a Designated Area (b) Temport, Access and Parking Table 1 - General OK-Street Car Parking Requirements where (a) does not deprive a introvid performance of access and parking fails 1 - General OK-Street Car Parking Requirements where (a) does not deprive a introvide of access and start of access and access and access of the second development of access and
Votes-Patricy-Room	
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 ferced, 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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Item 8.1.1 - Attachment 4 - Extract of Planning and Design Code

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
PO 6.4	DTS/DPF 6.4
Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	Norie are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are	DTS/DPF 8.5 None are applicable.
provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	
PO 6.6	DTS/DPF 6.6
Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	Loading areas and designated parking spaces are wholly located within the site.
PO 6.7	DTS/DPF 6.7
On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	None are applicable.
Geniesselt web Biolow Groupei Gangging and Planking of Vehicles	
P0 7.1	DTS/DPF 7.1
Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	None are applicable.
binnel/Reide und/Rahmg, heuse in Nacharlief Parlie and Familien and Familie Parlie	
PO 8.1	DTS/DPF 8.1
Internal road and vohicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	Note are applicable.
PO 8.2	DTS/DPF 8.2
Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	None are applicable.
Shopah Panking ini Sintapanini Annia	
PO 9.1	DTS/DPF 9.1
The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	Areas and / or fotures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2	DTS/DPF 9.2
Bicycle parking facilities provide for the secure storage and tethening of bicycles in a place where casual surveillance is possible, is well it and signed for the safety and convenience of cyclists and deters property theft.	None are applicable.
PO 9.3	DTS/DPF 9.3
Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	None are applicable.
Current Dip 2005	
PO 10.1	DTS/DPF 10.1
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Development is located and designed to snoure drivers can safidy turn into and out of public road	Development does not involve building work, or building work is located wholly outside the land shown as Comer Cut-Off Area in the following diagram:
Mulay Volta Palang	
PC 11.1 Heavy vehicle parking and access is designed and elted so that the activity does not result in nuisance to adjoining neighbours as a result of dust, furnes, vibration, odour or potentially hezardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a heighbourhood-type zone (accept a Rural Lising Zone) (b) the site is in the context within a heighbourhood-type zone (accept a Rural Lising Zone) (c) she will be a minimum of 0.4 ha (d) the will be parked on the abundance to any time (d) where the site is behavior. St An arts 2 vehicles exceeding 3,005 kilograms each (and training are to be parked on the abundance to any time. (d) where the site is behavior. St An arts 2 vehicles traineeding 3,005 kilograms (and one bolder) are to be parking any each bold the bolder and any time. (d) behavior the sourced areas to be parking and the following authority: (e) the when the sourced areas the law the analytic time is a source and the soure and the source and the source and the source and the source and
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to podestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can write and each the alte ic a forward direction; and (b) operate within the statisticy treas and direction; finited for General Accese Vehicles (as preacribed by the National Heavy Vehicle Regulater).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 Note 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 carpanking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

development type.
ith 1 bedream (including rooms capable of being used as a bedream) - 1 space per dealing.
(b) 2 or more bedrooms (including rooms capable of being used as a betroom) - 2 spaces per of which is to be covered. (b) 1 or 2 bedrooms (including rooms capable of being used as a betroom) - 5 space per
1

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a standarda	denting.
	Devicing with 3 or more bedreams (including roams capable of being used as a bedroom) - 2 spaces set
	dealing, 1 of which is to be sevenal.
Residential Plat Bulliding	0.33 spaces per dwating for visitor parking where development involves 3 or more dwatings. Dwating with 1 or 2 technisms (including nonne capable of being used as a bedroom) - 1 space per dwating.
	Dwelting with 3 or more bedrooms (including rooms capable of being used as a behavior) ~ 2 spaces per dwelting, 1 of which is to be covered.
	0.33 spaces per duelling for visitor parking where development involves 3 or more duellings.
Row Dwelling where vehicle access is from the primary sheet	Dwelling with 1 betroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms sapative of being used as a betroom) - 2 spaces per
New Dwelling where vehicle access is not from the primary street (i.e. resi-loaded)	Creating and a to have balancement including norms separate in terring saves an a creationery - 4 spaces per dealing, 1 of which is to be converted. Elsewiting with 1 or 2 feedmanns (including norms separate of being used an a belinoom) - 1 space per develop.
	Deeling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per
Sem-Detached Deetling	dealling, 1 of which is to be covered. Dwelling with 1 bedreses (instuding rooms capable of being used as a bedreses) - 1 space per dwelling.
	Dwelding with 2 or more backnotins circlosling tolens capable of being used iss a bedroott) - 2 species per dwelding, 1 of which is to be covered.
August Company and Accounting definition	
Relimment facility	Deating with 1 or 2 bedracene (including rooms capable of being used as a bedracen) - 1 space per
	dwilling. Theolice with free value for the base light often under a scalar of baies used as a baitmant. Success our
	Dealling with 3 or more belinours circlarding rooms capable of being used as a belinoon) - 2 spaces per displing.
Supported acconversibilition	0.2 spaces per deviling for visitor astring. 0.3 spaces per text.
- a na Maria da Balancia da Balancia. Recelectar de constancia (deba)	A 1 2 DECESSION DECESSION
Anolisiny assumed attain	No additional requirements beyond doose associated with the main dealling.
Residential park	Dwelling with 1 or 3 betrooms (including rooms capable of being used as a betroom) - 1 space per dwelling.
	Dealing with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dealing.
The stands of measurement of sites	6.2 spaces per dwelling for visitor parking.
Student accommodation Workshy scoothinistation	8.3 species per levil. 6.5 spaces per boli plus 6.2 spaces per boli for visitor parking.
Tearlel.	
Caravas, and tokasa pask	Parks with 100 sites or less - a minimum of 1 space per 19 sites to be used for accommodulion.
	Paelo with more than 100 vites - 4 minimum of 1 space per 15 elses used for accommodation.
The shot asymptotic prime being these is common which has also work	A minimum of 1 agains for every caraoter (permanently fixed to the general) or cable.
Tourist accommodation other than a cansum and lowist park	1 car genting space per accommodation until guest norm.
Coloniental Haini	
Auction recent depot Automotive softwish repole	1 space per 100m2 of building face area plus an additional 2 spaces. 3 spaces per service bity.
Notae regain station Office	3 spaces per service bay
Vinne	For a call centre, 8 spaces per 100m2 of gross leasable floor area
	In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Relatifiant output	3 spaces per 100x2 gross insuable floor area.
Service trade previous	2.5 spaces per 100m2 of gross leasable floor ares
Shipp (no commercial kitchen)	1 space are 100m2 of cubicor area used for display purposes. 5.5 spaces per 100m2 of group trausable Neer area where not located in us integrated complex containing
	bee or more tenancian (and which may comprise more than time totaliting) where facilities for off-stored vehicle parking, vehicle loading and unloading, and the storage and estilection of refuse are shared.
	S spaces per 100m2 of gross leadable floir area when incaled in at integrated complex containing two
	or increation and which may comprise more than one building) where facilities for off-sheet variate
Shop in the form of a bulky goods autiet)	parking, valuate loading and unicating, and the alonage and collection of tellate are stored. 2.5 spaces per "STImp" of gross leavable floor area.
Shop (in the form of a restaurant or involving a commonical Hitchen)	Premises with a drin in nervice only (which may include a take away component with no drive through) - 0.4 spaces per seat.
	Premises with take away pervice hol with no aests - 12 spaces per 100m2 of total floor area plus a drive-
	Deough queue capacity of len vehicles treasured from the pick-up point. Previses with a sine-in and three-through bies-away service - 0.3 spaces per seat plus a drive through
	queue capacity of 10 vehicles measured from the plan up point.
Conservatig parti Minischem	
Connecting Society	For a library, 4 spaces per 100m2 of total floor area.
	For a half/meeting hall, 0.2 spaces per seat.
	in all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary actual - 1.1 space per ful time equivalent employee plus 0.25 spaces per student for a
	protogriset doern area either on alte or on the public readin within 355m of the atte,

Steam mase ablied on-site or on the public reader within S00m of the site. Yes a tailing public reader within S00m of the site. Parso of worktig 1.5 per shuden's balance on the site at any public reader. Chief cases facility 1.5 per description Parso of worktig 1.5 per description Chief cases facility For a child care cases, 1 per employee plus 0.25 spaces per child (drop offipick up bays). mask hear time 4 spaces per worktig or estimating pointing pointing facilities. Market ware time 4 spaces per worktig or estimating pointing facilities. Market ware time 4 spaces per work 2 worktig pointing facilities. Market ware time 4 spaces per work 2 worktig pointing pointing facilities. Market ware time 4 spaces per dest bar a public trappilat. Associate per dest. 2.2 spaces per dest. Considering and the second per dest. 2.2 spaces per dest. Considering and the second per dest. 2.2 spaces per dest. Considering and the second per dest. 2.3 spaces per dest. Considering and the second per dest. 3.4 spaces per social. Considering facility 5.2 spaces per dest. Considering facility 5.2 spaces per dest. Considering faci	Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
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Chiefe care facility For a child care centine, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays). Inati-Interview 4 spaces per consisting noon perbody anothery facilities. Constraining noon 4 spaces per consisting noon perbody anothery facilities. Housts 4 spaces per bed for a private bagstal. Accordance and for any constraining noon perbody anothery facilities.	Mitcash within a white	fine.
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Insult-Water Lines 4 speciely per contracting room particulary facilities. Consulting model 4 speciely per contracting room particulary facilities. Hospital 4.5 speciely per contracting room particulary facilities. Hospital 1.5 speciely per contracting room particulary facilities. Reconstruct set floorswame there 5.2 speciely per contracting room particulary facilities. Concernent complete 5.2 speciely per contracting room particulary facilities. Concernent complete 5.2 speciely per contracting room particulary facilities. Concernent contracting room per contracting room particulary facilities. 5.2 speciely per contracting room per contract	Coles care house;	For a child care centre, 0.25 spaces per child
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Concert Abil / Beagin E.2 species per 6447. Hobel Expecies per 6447. Hobel Expecies per 6447. Hobel Expecies per 6447. Hobel Expected per 6447. Indoor reconsition facility Expected per 6447. Indoor reconsition facility Expected per 9.2 particing modulines, plus 1 species per 3 passis per 3 passis per 3 passis for eveny 5002 of facility for even for all other leaders per 100m2 of facility for even for all other leaders even for all other leade		
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4.5 spaces per 500m2 of total door area for all other instance recognition facilities. According to physical distance in the instance recognition facilities. According to physical distance in the instance recognition of total door area for all other instance recognition facilities. According to physical distance in the instance recognition of total door area for all other instance recognition of total door area for all other instance recognition facilities. According to physical distance in the instance recognition of total door area for the instance recognition of total door area. According to physical distance in the instance in the instance instance instance in the instance instanc		available to the public in a lownge, beer gorden plue 1 space per 2 gaming inochines, plue 1 space per 3 seats in a revisorant.
Introductive 7.8 spaces per 100m2 of outdoor area Inductive 1 spaces per 100m2 of outdoor area Inductive 3 spaces per 100m2 of outdoor area Inductive 0.5 spaces per 100m2 of outdoor area Store 0.5 spaces per 100m2 of outdoor area Store 0.5 spaces per 100m2 of outdoor area Vincebroom 1.5 spaces per 100m2 of outdoor area Vincebroom 0.5 spaces per 100m2 of total floor area Vincebroom 0.5 spaces per 100m2 of total floor area Vincebroom 0.5 spaces per 100m2 of total floor area Vincebroom 0.5 spaces per 100m2 of total floor area Vincebroom 0.5 spaces per 100m2 stell floor area	Indoor recitation facility	
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Industry 3.6 spender.pm 100mb of fable floor.mms. Store 0.6 spence.pm 100mb of fable floor.mms. Tirber yand 1.5 spence.pm 100mb of fable floor.mms. Virosebarose 1.5 spence.pm 100mb floor.mms. Virosebarose 1.6 spence.pm 100mb floor.mms. Virosebarose 1.6 spence.pm 100mb floor.mms. Other lows 1.6 spence.pm 100mb floor.mms.	Plast depart	
Store D.S. spaces per 100m2 of local floor area. Timber yard 1.S. spaces per 100m2 of lobel floor area. Yunebroom 5. spaces per 100m2 field floor area. Winebroom 8.S. spaces per 100m2 field floor area. Other low 0.S. spaces per 100m2 field floor area.	A/INTERIO CONTRACTOR OF A CONTRACTOR OFTA CONTRACT	
Timbér yard 1.5 spacee per 100m2 of total floor area 9 aprice per 100m2 of audioer area used for display purposes. 9 aprice per 100m2 stell Role area. 0 is spaces per 100m2 stell Role area. 0 be low		1.7. apaces per 100m2 of total floor and.
S. upseen par. 1926rd? of subleer area, cand for display postesses. Vinebroom S. 5 apsees par. 1926rd? Note Role area. desries		0.5 spinore per 100m2 of least from www.
Witesehrusser D. If species per 100m2 label Role area. Other laws Other laws	Tirthir yard	
Obier Umus		
	PERCENTION	LAD ADMINES (HE 1550FIL) ANAL FORCE ANAL
	Orbite Unions	
	Funeral Parlour	I opace per 5 seeks in the chapel plus 1 epice for each vehicle operated by the partner.
Radio or Television Educer 18 spaces per 100m2 of total building floor area.	Radio or Television Station	5 spaces per 100m2 of total building floor area.

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

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
		Maximum number of	
	spaces	spaces	
And the second			
classos el development	No minimum.	No institute second in the Primary Pedestrian Area, identified in the Primary Pedestrian Area Concept Plan, where the maximum in:	Capital City Zone
		5 space for each deading with a total floor area less than 75 square metres	City Main Street Zone
		2 spaces for each deetling with a total floor area between 35 square overnet and 100 square metros	Gity Riverback Zone
		3 specers for each dealling with a total four area greater than 150 space metres.	Adelaide Park Lands Zone
		Residential flat autiding or Residential component, of a multi-stoney building: 1 visitor opace for each 6 chaetings.	Business Neighbourhood Zone (with) the City of Adelaide}
			The St Andrews Hospital Precinct
			Subzone and Women's and Children's Hospital Precinct Subzone of the
			Community Facilities Zone
-mideltel endepende			
n residential development excluding tourist commodation	A spaces per 100rd2 of gross leasable floor area.	It spaces per YIDIN2 of gross lessable floor ens.	City: Living Zone

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- unc)x4			
			Urban Corridor (Boulevard) Zone
			Urban Corridor (Business) Zone
			Urban Corridor (Living) Zone
			Urban Conidor (Main Street) Zone
			Urban Neighbourhood Zone (except for Sowden)
Noh-residential development excluding tourist accentriveduction	3 spaces per 500m2 of gross leasable floor ansi.	8 spaces per 100m2 of gross leasable foor ans.	Strategic innovation Zone in the City of Burmide, City of Marion or City of Mitcham
			Strategic Innovation Zone outside the City of Burnside, City of Marian or City of Mitcham when the site is also in a high frequency public transit area.
			Subsidues Activity Camero Zono-when the wire is stad in a high frequency public strands area
			Substeam Business Zone when the site is also in a high frequency public transit area
			Rustinees Neighboorhead Zone subside of the City of Adelaids when the site is also in a high trequency public transitiones
			Suborban Mate Street Zone when the also is also in a high bequeroy public startist area
			Urban Activity Centre Zone
Non-residential development avoluting lourist apportunisatebon	3 spaces per 100 square metres of gross leasable floor area.	3 spaces per 100 square metres of gross loasable floor area	Urban Neighbourhood Zone in Bowden
	1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop		
Tourist accommodation	1 space for every 4 bedrooms up to 100 liedreoms 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 103 bedrooms	City Living Zone
			Urban Activity Centre Zone were no sta is also in a high frequency public transit area
			Urban Corridor (Boulevard) Zone
			Urban Corridor (Business) Zone
			Urban Corridor (Living) Zone
			Urban Conidor (Main Street) Zone
			Urban Neighbourhood Zone (except for Bowden)
Residentis development			
Sesidential component of a multi-storey building	Daviding with no separate bedroom -0.25 spaces per dwalling	Note specified.	City Living Zone
	1 betroom dwelling - 0.75 spaces per dwelling		Strategic Innovation Zone is the City of
	2 bestaam deeling - 1 space per deeling 3 or more bedroom deeling - 1.25 spaces per		Burnside, City of Marian or City of Micham
1			
	dwelling		Strategic Innovation Zone outside the City of
	owning 0.25 spaces per dwelling for visitor particing.		Strategic Innovation.Zone outside the City of Burnelde, City of Master or City of Milsham when the othe is also in a high frequency public transit area
			Burnside, City of Marion or City of Misham when the

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Policy24		P&D Code (in eff	ect) - Version 2023.13 - 31/08/2023 Nen in a bigh frequency public travel area Urban Corridor (Business) Zone Urban Corridor (Business) Zone Urban Corridor (Uving) Zone Urban Corridor (Main Street) Zone
Residential component of a multi-storey building	©15 per develing	None specified	Urban Neighbourhood Zone (except for Bowden)
Residential flat building	Dreading with no separate belincost -0.25 spaces per dweiting	None specified.	Urban Neighbourhood Zone in Bowdon. City Living Zone
	5 bedriver-dwelling - 0.75 spanse par dwelling 2 baktrom dwelling - 1 spans par dwelling 3 or more bedroort-dwelling - 1.25 spaces par dwelling 0.25 spaces par dwelling for visitor particing.		Urban Activity Centre Zone when the vite is elue in a high frequency public baset area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone
Breakential fai buikting Detyched dwelling Haw deeting Senti-debechet dwelling	0.75 per demilies 0.75 per demilies 10.75 per demilies 10.75 per demilies	Phone specified Nore specified Fame specified Anne specified	Urban Neighbourhood Zone (except for Bowden) Urban Neighbourhood Zone is Bowden Urban Neighbourhood Zone is Bowden Urban Neighbourhood Zone is Bowden Urban Neighbourhood Zone is 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		
	the overall bicycle parking rat	ses more than one development type, then te will be taken to be the sum of the bicycle for each development type.	
Consolling room Educational Sacility	1 space per 25 employees plus 1 space per 20 consulting homes for cash Rur a secondary schoel - 1 space per 20 fol-fine itre employees plue 10 For tertiary education - 1 space per 20 employees plue 1 space per 10 fol	parcient of the total number of employee spaces for visitors.	
Hogaital Indoor Homailon Bellity Eleansed Prantises Officie Child care facility	1 apres per 15 beste olus 1 aprese per 30 beste for visitore. 1 aprese per 4 amplovees plus 1 aprese per 200m2 of gross lassable foor	area for vesitors, er 40 square metres of bar floor area, plus 1 per 120 square malres lounge and beer garden Roor area, a gaming ream Sour area.	
Recession erex Residential that building	1 per 1500 specialis anals for engloyees plus 1 per 250 vietor and customers. 5056 Bis Sity of Adelatie 1 for every idealing for moldenis with a tabl floar area less than 150 aguers riverse, 3 for every dearling for residents with a tabli floor area greater than 150 square relevant, plus 1 for every 10 dealings for violance, and and every ages for every 4 dealings for moldents plus 1 for every 10 dealings for violance.		
Residential component of a multi-storey insiding.		vr mena texa than 190 lagaane metelui. 3 for evvely theefing for revisions with a lable floor area gevaner than 18 nen 1 egenne for avery 4 develope for revisionite pixe 1 space for every 10 develope for visione.	
filtep Touted accommodation Schedule to Table 3	1 space for every 2010x2 of group instable floor articly plus 1 space for every 600m2 of group instable floor article plus 1 space for every 20 employees also 2 for the first 40 spore and 1 for every additional 40 spores for visitors.		
	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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Policy24		P&D Code (in effect) - Version 2023.13 - 31/08/2023
	Ail zories	City of Adelaide
	Business Neighbourhood Zone	Melropolitan 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	
1001	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)

Deemed-to-Satisfy Criteria / Designated Performance Feature
DTS/DPF 1.1
Nore are applicable.
DTS/DPF 2.1
None are applicable.

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023	
(c) providing a loachalle barrier between vestle operations areas and underlying soil and groundwater.		
PO 2.2	DTS/DPF 2.2	
Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	Wastewater lagoons are set back 50m or more from watercourse banks.	
PO 2.3	DTS/DPF 2.3	
Wastewater lagoons are designed and sited to:	None are applicable.	
(a) svoid intermeting underground waters: (b)		
PO 2.4	DTS/DPF 2.4	
Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	Waste operations areas are set back 100m or more from watercourse banks.	
žesety		
PO 3.1	DTS/DPF 3.1	
Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	None are applicable.	
PO 3.2	DTS/DPF 3.2	
Access routes to waste treatment and management facilities via residential streets is avoided.	Nore are applicable.	
PO 3.3	DTS/DPF 3.3	
Litter control measures minimise the incidence of windblown litter.	None are applicable.	
PO 3.4	DTS/DPF 3.4	
Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	None are applicable.	
Anim		
PO 4.1	DTS/DPF 4.1	
Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	None are applicable.	
PO 4.2	DTS/DPF 4.2	
Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	None are applicable.	
Residgent breaky		
PO 5.1	DTS/DPF 5.1	
Security ferricing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	Chain wire mesh or pre-coaled painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.	
Cariper		

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
PO 6.1	DTS/DPF 6.1
Landfill gas emissions are managed in an environmentally acceptable manner.	Nore are applicable.
PO 6.2	DTS/DPF 6.2
Landfill facilities are separated from areas of environmental significance and land	Landfill facilities are set back 250m or more from a public open space reserve,
used for public recreation and enjoyment.	forest reserve, inational park or Conservation Zone.
PO 6.3	DTS/DPF 6.3
Landfill facilities are located on fand that is not subject to land slip.	None are applicable.
PO 6.4	DTS/DPF 6.4
Landfill facilities are separated from areas subject to flooding.	Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood
Lanam racines are asperano, non exas surger to nooung.	Lambrin laundes are set blick sourri or more num land shundaled in a 155 Mar 1000 évênt.
(opposite Minute Processing Association	
PO 7.1	DTS/DPF 7.1
Organic waste processing facilities are separated from the coast to avoid potential	Organic waste processing facilities are set back 500m or more from the coastal
envirorment hann.	high water mark.
P07.2	DTS/DPF 7.2
Organic waste processing facilities are located on land where the engineered liner and underlying	Mane and employed.
adeounal water Date cennot energy.	None are applicable.
PO 7.3	DTS/DPF 7.3
Personale results and an includer problem are allocal array from stress of an incremental	
Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7 <i>A</i>	DTS/DPF 7.4
Organic waste processing facilities are located on land that is not subject to land	None are applicable.
comparison consistent procession of substantial constraints on the transmission of transmission of the transmission of tr	consistante differences
PO 7.5	DTS/DPF 7.5
Organic waste processing facilities separated from areas subject to flooding.	Organic waste processing facilities are art back 500m or more from land inundated in a 1% AEP flood event.
Main Washesday Teachard PyrdBay	
PO 8.1	DTS/DPF 8.1
Major wantewater treatment and disposal systems, including tagoons, are designed to minimise potential adverse colour impacts on sensitive receivers, minimise public	None-are applicable.
and environmental health risks and protect water quality.	
PO 8.2	DTS/DPF 8.2
Artificial wetland systems for the storage of treated wastewater are designed and	None are applicable.
sited to minimise potential public health risks arising from the breeding of masquitoes.	
1.1. Excelled Internet 2.427	

Workers' accommodation and Settlements

Assessment Provisions (AP)

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

Desired Outcome (DO)

olicy24

Desired Outcome D01 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	DTS/DPF 1.1 None are applicable.
complement the surrounding landscape.	
P0 1.2	DTS/DPF 1.2
Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	Nose are applicable.
PO 1.3	DTS/DPF 1.3
Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	Nore are applicable.
PO 1.4	DTS/DPF 1.4
Workers' accommodation and settlements are supplied with service intrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	None are applicable.

Part 12 - Concept Plans

Playford

Concept Plan 81 Edinburgh Defence Airfield Lighting Constraints

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Policy24 P&D Code (in effect) - Version 2023.13 - 31/08/2023 Admin - No criteria applies to this land use

to attente applies to this land use. Placese stock the definition of the land use for tarther detail.

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Property Zoning Details

2006	
	Open Space
Overlay	
	Airport Building Heights (Regulated) (AI alruntures over 15 method)
	Buddling Noter Abfunds
	Defense Aviation Area (AF structures over 90 metion)
	Hazards (Finoding)
	Hazantis (Fizzalog - General)
	President Walandeisman
	Prescribed Wells Area.
	Ragulated and Significant Tree
	Traffic Generating Development
	Urban Transport Routes
	Water Resources
Local Variation (TWV)	
	Concept Plan (Concept Plan 81 - Edinburgh Defence Airfeld Lighting Constraints)

Development Pathways

· Open Space

- Accepted Development Means that the develop
 - noa with relevant land use and development controls in the Cod At Takin 012.4867
 - Building alterations Building work on relaxy land Partial denoifies of a subling or electron Private building sheller Bhade abil Solar photovolteic parvets (roof resumered) Veranstati

 - Water tank (shove ground)
 Water tank Sunderground)

Code Assessed - Dermid to Satisfy Means that the development type no

- Temponery accommodation is an ama affected by bushles
- a Asymmet develop ad to Satisfy or Restricted default to a Parlor nal development topes that are not listed as Acces nd Game radi for more, befo

Classes of development that are classified as Restricted are tablet in Table 4 of the relevant Zures

a analysis compliance with referent head long and development parts

- Cultrability
- Retaining well Shop
- ing activity

nt-Ree Separt Accesses -Means that the day

Part 2 - Zones and Sub Zones

Open Space Zone

Assessment Provisions (AP)

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Desired Outcome (DO)

Desired Outcome

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land the extrinsionly	
PO 1.1 Development is associated with or ancitary 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) Outcor space coarts (c) Receeding area (d) Sporting evalue and State
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 S0m 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 Free and Stansbe	
PO 2.1 Development is designed and sitted to be unobtrusive and not spoil the open space character or interrupt views of natural or landscape features.	D75/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 Culturildings have a: (a) foor area that does not escent it/or ² (b) wall height that does not escent 2m (c) building-height that does not escent 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 read or a public means or

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
	 (b) a minor adjustment of allotness boundaries to: sense an accordary in existing boundaries with respect to the location of existing building or structures at (ii) result in the preservation of existing stands of native vegetation, hubbles or biodiversity
Entringit Plana	
PO 4.1	DTS/DPF 4.1
Development is compatible with the autommo sought by any relevant Concept Plan carbained whith Part 13 - Concept Plane of the Planes of the Planes and Planes Code to support the orderity development of task flerough alonging of development and provision of infrastructure.	The title of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant. Description
	Concept Plan 51 - Edinburgh Defence Ainfield Lighting Constraints
	in relation to DTS/DPF 4.1, in instances where:
	(a) one or more Centrapit Plan is returned, refler to Plant 12 - Centrapit Plans in the Planning and Design Coast to determine if a Concept/Plan is reteriant to the site of the proposed development. Noise, mobility concept dama was be referent.
	(b) In Instations where 'no value' is instanted, there is no relevant concept plan and DTB/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 refevant 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	af Dev	elopment	Exceptions
Colu	mn A)		(Column B)
1,	100.000	ment which, in the opinion of the relevant authority, is of a minor nature only and smeak-onably impact on the relevance or securities of land in the locality of the e-development.	None specified.
2.	(a) (b) (c) (d) (c) (d) (c) (d) (c) (d) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	advertisement air handling unit, air cansilidening system or enhavat lan twopot dack dence sideniai buildirig works land division open typice pergolit private buildiring skelter protective inverse reliting biouctures	None specified.
ade	3 of 1	10	Printed on 10/9/202

Policy24 P&D Code (in effect) - Version 2023.13 - 31/08/2023		
 Any devidupment involving any of the following (or all any combination at any of the following): (a) auktors sports courts (b) sporting evails and lields 	Except where the elte of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.	
4. benefilen.	Except any of the following: 1. the densities be awaities densities; of a black or Local Hentage Place (after then an excluded building) 2. the densition (or packal densition) of a building in a Historic Area Charley (other than an excluded building).	
5. Office	Except office that does not satisfy Open Space Zone DTS/DPF 1.4.	
6. Cutodatep.	Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.	
7. Stallway ine.	Except where located outside of a rail corridor or rail reserve.	
8. thep.	Except shop that does not satisfy Open Space Zone DYS/DPP 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

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
Świi Ferm	
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 'Will structures' (no helpft limit is preportent) and do not around the helpft specified on the Alport Building Helpfts (Regulated) Overlay which applies to the subject alte as shown on the SA Property and Planning Adas. In instances where more than one application optics to the site, Ste lowest value ellovent to the site of the emposed 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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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
movements associated with a certified or registered aerodrome.	

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 refevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Reterral Body	Purpose of Referral	Statutory Reference
 Any of the following classes of development: (a) traiting incrited in an area identified as 'bit structured' (or height font is preserved) or vid exceed the height specified in the Aspert Making releption (Supported) Structured (Support Structured) building releption (Support Structured), show a height specified in the Aspert Structures to be presented, show a height specified in the Aspert Structure (Negatived) Overlay. 	The airport-operator company for the relevant airport within the meaning of the Airports Act 1996 of the Commonweath or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the Airports Act 1996 of the Commonweath.	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

DD 1 Maintain the operational and safety requirements of centified commercial and ministery aethilits, algorits, algorits, algorits, and beinopter tanding sites through management of non-residential lighting, tarbulance and activities that may altract an result in the congregation of withifite.

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 alroraft operations.	DTS/DPF 1.1 Development: (a) primarily or wholly for residential purposes (b) the non-residential purposes that does not incorporate culture feedlighting.
PO 1.2 Development Ekely to attract or result in the curranspirion of wildlife is edequately separated from sidleids to minimize the potential for scientit wildlife stoke.	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 pacing/processing plant (b) hortputure (c) introduce (c) introduce arienal busbandry. (d) envegraced (e) susse exemparent facility (f) water transfer statistic (g) wetand (h) wildlife sendary.

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Policy24 P&D Code (in effect) - Version 2023.13 -	
PO 1.3	DTS/DPF 1.3
Buildings are adequately aspacated from nanways and other take-off and lending-solitose within certified or registered estensiones to minimize the potential the typiding-gamerubed turbulence and windehear that may pose a addrep facator to accord light neovement.	

The following lable identifies classes of development Ladinities that require referred in this Overlay and the applicable referred isoly. It sells out the purpose of the referred on well as the referred valuatory inference 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
201	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	
Refe Series		
PO 1.1 Building height does not pose a hazant 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 extraust stacks.	

Procedural Matters (PM) - Referrais

The following takin identifies classes of development / activities that require referral in this Overlay and the application referral body. It asks out the purpose of the referral as well as the relevant ateratory reference from Schedule 9.of the Planning, Development and Introductions (Ceneral) 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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P&D Code (in effect) - Version 2023.13 - 31/08/2023

Desired Outcome (DO)

olicy24

-	Desired Outcome		
901	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
Canal Optimize	
P0 1.1	DTS/DPF 1.1
Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.	None are applicable.
Leafilies	
P0.2.1	DTS/DPF 2.1
Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	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	DTS/DPF 2.2 Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not
uninterrupted operation of services and reduce likelihood of entrapment.	located within the Overlay area.
P0 3.1	DTS/DPF 3.1
Development avoids the need for flood protection works.	Norue 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.
P0 3.3	DTS/DPF 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.	None are applicable.
PO 3.4	DTS/DPF 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.	Other than a recreation area, dovelopment is located outside of the 5% AEP principal flow path.
PO 3.5	DTS/DPF 3.5
Buildings are siled, 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.	Buildings comprise one of the following: (a) a porch or portice with at least 2 open sides

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
	 (b) a versardah with all least 3 open sides (c) a carport or outsuiding with at least 2 open sides (whichever elevations face the straction of the fitted) (d) any post construction with open sides (e) a building with a fittehead foor level that is at least 300mm above the height of a 1% AEP flood event.
PO 3.6 Ferrosa do not unreasonably impede floodwatera.	DTS/DPF 3.6 A post and wire fence (other than a chain mesh fence).
Bodysensity Projection	
PO 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.	DTS/DPF 4.1 Development involving the storage or disposal of bazardous materials is wholly located outside of the 1% AEP flood plain or flow path.
PO 4.2 Development does not create or aggravate the potential for ension or sittation or lead to the destruction of vegetation during a flood.	DTS/DPF 4.2 Notre are applicable.
fila Eademarka	
PO 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.	DTS/DPF 5.1 None are applicable.
PO 5.2 Drivewaya, access tracks and parking areas are designed and constructed to minimise excavation and filling.	DTS/DPF 5.2 Filling for ancillary purposes: (a) does not exceed 500mm shore-extenting greant level (b) is to more than the wide.
Acuu	
PO 6.1 Development does not occur on land: (a) from which execution to areas not vulnerable to fund risk is not possible during a 1% ASP flood event (b) which cannot be accessed by envergency earsions vahicles or essential utility vervice vehicles during a 1% AEP flood event.	DTS/DPF 6.1 None are applicable.
PO 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 food event.	DTS/DPF 6.2 None are applicable.

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

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

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Hazards (Flooding - General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Policy24

Desired Outcome

Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate silling 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
Epulitus	
PO 1.1	DTS/DPF 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.	Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Paul Rollann	
PO 2.1	DTS/DPF 2.1
Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise	Habitable buildings, commercial and industrial buildings, and buildings used for animat keeping incorporate a finished ground and floor level not less than:
angoing activities within buildings.	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.
- Endowenned Westerlag	
P0 3.1	DTS/DPF 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.	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
1	None	None	None	None

Prescribed Watercourses Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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6	n	-	u	-	7

	Desired Outcome
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 twalth and natural flow paths of the watercourses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PD 1.1 All development, but in particular development involving any of the following: (a) toricature (b) extensive reporting ingetion (c) equicature (d) inturity (e) intensive enricel holibandry (f) communic foreaty has a lawful, sustainable and reliable water supply that does not place undue strain on prescribed watercourses.	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current valer itemore is which sufficient spare aspecty which to accounts date the weter needs of the proposed use or (b) the proposed down not involve the taking of weller for which a licence would be required under the Landscape South Auditoble Apt 2019.
PO 1.2 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.	DTS/DPF 1.2 None are applicable.

Procedural Matters (PM) - Referrals

The following lable identifies dasases of development, a chivities that impute relevant in this Overlay and the applicable refeval body. It only out the purpose of the refeval as well as the relevant alabdary reference from Schedule 9 of the Planning, Development and Introductive (Deneral) 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.	Developmen of a class to which Schedule 9 clause 3 item 12 of the Planning, Developmen 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: (a) torticulare (b) achilies require injustes (c) executive (d) initially (e) interview entral balandry (f) commercial forestry that requires a forest water licence under Part 8 Division 6 of the Landscape South Australia Act 2019.	The Chief Executive of the Department of the Minister responsible for the administration of the Landscape South Australia Act 2019.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Developmen of a cless to which Schedule 9 clause 3 iten 13 of the Planning, Developmen and Infrastructure (General) Regulations 2017

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	applies.
Prescribed Wells Area Overlay	

Assessment Provisions (AP)

Desired Outcome (DO)

des a	Desired Outcome
120-1	Sustainable water use in prescribed wells areas.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 All development, but in particular involving any of the following: (a) horiculture (b) extintion requires ingentoe (c) equivalance (d) industry (e) interview winnel husbandry (f) commercial feevelry has a lawful, sustainable and reliable water supply that does not place undue strain	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water lisence it which sufficient spare capacity white to accommodule the water aready of the proposal use of (b) the proposal does not involve the taking of water for which a lisence would be required under the Lendscape South Histopale Act 2018.

Procedural Matters (PM) - Referrals

The following table identifies channes of development / activities that require releval in Natio Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule that the Hanning, Development and Interactutore (Demend) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granied under the Landscape South Austnalia Act 2019: (a) torinature (b) activities requires require the source of the source	The Chief Executive of the Department of the Introduce responsible for the administration of the Landscape South Acateula Act 2019.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken subtainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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Desired Outcome

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
The Paleidan and Soch	
PO 1.1	DTS/DPF 1.1
 (a) make an important visual carbitrotion to local character and amently (b) are indigenous to the local and rate indiant under the Noticesc Parks and Wildlife Act 1972 as a test and and a state of the local and and a state of the local and and and and and an and a state of the local and an and a state of the local and an and an analysis to native teams. 	None are applicable.
P0 1.2	DTS/DPF 1.2
Significant frees are retained where they: (a) make an important contribution to the character or amenity of the local area. (b) are independent for the focal area and we Weld under the National Parks and Wildle Act 1972 ex- a race or endergered native species (c) comment on important helicit for earlies failed (d) are part of a wildle contain of a remand area of networ regulation (e) are important to the maintenance of biodiversity in the local anti- and i or (f) form a notable viewal element to the tendecape of the local area.	None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b):	DTS/DPF 1.3. None are applicable.
 (a) Intel dermaging activity is only undertainen to: (i) Interview - diseased time sintern its life expectancy is short (ii) Interview - diseased time sintern its life expectancy is short (iii) Interview - diseased time sintern its life expectancy is short (iii) Interview - diseased time sintern its to public un photoe callery due to life drop or the like following: A. a local Montage Place B. a State Hertage Place C. a substantial building of webs ord these is no reaconsplete biological to rectify or prevent each damage of the undertained a new damage of the state of the state is no reaconsplete building of webs (iv) Interview - and exclusion device is thermative to rectify or prevent each damage other than to undertaine a new damaging exclude in a base within 20ex d on ensighing monoparticle to the state is and life or the damage of the interview of the state is and life or the state is the state is the state is a state in the state is a state in the state is a state in the state is a state is the state	
treatments and measures have been determined to be ineffective.	
PQ 1.4 A tree-damaging activity in connection with other development satisfies all the following: (a) It accommodates the research development of land in accordance with the relevant acte or advance where such development wight not otherwise to possible (b) In the case of a significant line, all measurable development options and design volutions have been considered to prevent substantial tree-demaging activity occurring.	DTS/DPF 1.4 None-are applicable.
Grand and effecting pro-	
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 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	DTS/DPF 3.1 Land division where: (a) Stere are ins regulated or significant trees localed within or adjacent to the plan of division or adjacent to the plan of the adjacent to the plan of the pla	

The following table identifies identifies identifies that sequence with the interview of the negliculate referred body. It sets out the purpose of the referred as well as the relevant administration in this Diversity and the appliculate referred body. It sets out the purpose of the referred as well as the relevant administration in this diversity and the appliculate referred body. It sets out the purpose of the referred as well as the relevant administration in this diversity and the appliculate referred body. It sets out the purpose of the referred as well as the relevant administration in this diversity and the appliculate referred body. It sets out the purpose of the referred as well as the relevant administration of the referred body.

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			
	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.		
902	Provision of safe and efficient access to and from urban transport rouses 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
Zndly-Deserving-Development	
PO 1.1	DTS/DPF 1.1
Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in success of 30 develops (b) and divisor creating 90 or more additional alternation (c) commercial development with a group flare area of 10,000x2 or more. (d) and divisor with a group flare area of 20,000x2 or more. (e) a warehouse or transport depot with a group leaded from area of 0,000x2 or more (f) additional provides and 23,000x2 or more. (g) eductional facilities with a capacity of 250 students or more.
P0 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 30 deetlings (b) tand diverson creating 50 or more additional altateacts (c) concentration development with a groos flaor area of 10,000m2 or more (d) value development with a groos flaor area of 2,000m2 or more (e) a superhouse or frampent depot with a groos leasable floor area of 8,000m2 or more (f) industry with a groos flaor area of 2,000m2 or more (g) educational facilities with a capacity of 250 students or more. 	
PO 1.3	DYS/DPF 1.3	
Sufficient accessible on-site queuing provided to meet the needs of the development or that queues do not impact on the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:	
	 (a) building, et buildings, containing in excess of 50 direttings (b) land duration creating 50 an more additional abstranch; (c) contraining 40 duration of the space floor area of 50.000m2 or more. (d) relation deviase or immount depart floor when of 2000m2 or more. (e) a superhause of immount depart with a groos isolation floor area of 30.000m2 or more. (g) educational facilities with a appacity of 250 students or more. 	

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 Plansing, 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 levelopment typ previously been referred under classe (b) - a building, or buildings, containing to excess of 50 development (b) except development with a prosterior and provide the excess of the development (c) content development with a group four excess of 50 development (c) content development with a group four excess of 100 development (c) content development with a group four exact of 10,000m ² or more (c) excessive development with a group four exact of 20,000m ² or more (c) industry with a group four excession of 50 down of 5,000m ² are ences (c) industry with a group four excession (c) industry with (c) industry with	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		
1001	Safe and efficient operation of Urban Transport Routes for all road users.	
100.2	Provision of sale 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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olicy24	P&D Code (in effect) - Version 2023.13 - 31/08/20
	Performance Feature
nam - Salar Dany and Ban (Frakts Plane)	
0 1.1	DTS/DPF 1.1
cocess is designed to allow safe entry and exit to and from a site to meet the needs if development and minimize traffic flow interference associated with access novements along adjacent State maintained roads.	An access point satisfies (a), (b) or (c): (a) where servicing a wingle (1) dwelling / residential alternate: (j) I will not negative the income than one access point (ii) which is an entire and will be in a barward device. (iii) which is an entire that in the interpretation of the other of the site and the other (iv) parameters that the income that one access point (iv) parameters in a second to be income that the site is a service of the other. (iv) parameters in a second to be income that one in the site is an one or the income income the income income the income income the income the income the income the income income the income the income income income the income income the income inco
ono-fechite Januley	 development is expected to accommodele vehicles with a length team 8.8m to 12.5m (viii) provides for introdumence two-very vehicle receiver and a the access: A. wite entry and exist movements for vehicles with a length up to 5.2m vehicles being 5.6m vehicles being 5.6m vehicles and 8. B. with entry movements of 8.6m vehicles (entere relevant) being 5.0m vehicles to 10.6m vehicles and the acet movements of 8.6m vehicles (entere relevant) being 5.0m vehicles to 10.6m vehicles in the acet movements of 8.6m vehicles in rest entered to 4.6m vehicles and the acet movements of 8.6m vehicles in rest entered to 6.6m vehicles in rest entered to 4.6m vehicles in rest entered to 6.6m vehicles in the acet movements of 8.6m vehicles in rest entered to 6.6m vehicles enteree enteree entered to 6.6m vehicles enteree entereed
10.94	NTEMBE 5 4
VO 2.1 Sufficient accessible on-site quesing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the oundaries of the development site, to minimise interruption on the functional enformance of the road and maintain safe vehicle movements.	DTSIDPF 2.1 An access point in accordance with one of the following: (a) will not aervice, or is not interplate to service, more than 6 develops and there are no internal dynamics, interactions, car parking species or galaxies within 6.00 of the access point (measure true the airs boundary into the alter) as shown in the following diagram.

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

	-		P&D Code (in effect) - Version 2023.13 - 31/08/202
	(b)		vise, or is intended to service, development that will generate less than 80 vehicle websper day, and
		(i)	is aspected to be serviced by vehicles with a length no greater than 6-km
		(ii)	there are no internal driveways, intersections, parking spaces or gales within 6.0m of the access point (measured from the site boundary into the site).
	(c)	witter	vide, or is lettended to service, development that wit generate isso itton 60 vehicle antis per day, and:
		0	is expected to be serviced by vehicles with a length greater than a 0.4m small rigid vehicle
		(ii)	there are no internal driveways, intersections, parting spaces or gates within 6.0m of the access point creasived from the site boundary into the site)
		(iii)	any literativation of or churdye in priority of increatent within the main car park ainle is located for assurption lists the able side of that the largerst writible expected on-site can allow halp writin the last before bring required to viago.
		(N)	all parking or improvements for convertible vehicles are located a minimum of fairs or the length of the longest vehicle expected at sub-trent the access (measured fores the sub-bandway into the align as shown in the Scheening-Bagement
			Internal Internal
ur-Scontine functing-Tending-Annus Hon	DTS/	20 PF 3.:	1
isting access points are designed to accommodate the type and volume of traffic	flic An existing access point satisfies (a), (b) or (c):		coss point satisfies (a), (b) or (c):
		10	
y to be generaled by the development.	(a) (b)		st services, un la così èspended la services, mens liben 8 deellinge. Socialest un a Caminobed Access Road acid will not service development libet will result in
ly to be gameraled by the development.	(b)	it is not isrger i	incuried on a Cominded Access Road and will not service development that will result in lass of velocia sepected to access the site using the entering access
y to be generassa by the bevelopment.		it is not isrger i	Foculard on a Contrictive Access Road and will not enryice development that with result in Sales of existing separated to access the table using the entering eccess coaled on a Controlled Access Road and development controllutes: a change of use between on vitilion <500% group teetbells floor area and a consulting
y to be generaesa by the development.	(b)	it is nid Gergee i Se web3	Soutied on a Controlled Access Road and will not service development that will result to lates of existing against to access the site using the existing packase exists or a Controlled Access Road and development's simplicity. A charge of use between on officer <500m ⁴ group leadable floor area and a consulting spart 4200m ² group leadable floor area or vice verse.
y to be generasis by the development.	(b)	it is not import is not 3 (i) (ii)	Foculard on a Controlled Access Road and will not earning development that will result to lates of existing separated to access the abit using the existing access obtaint an a Controlled Access Road and development? simulations: a change of use between on efficer <500m² grows leaded/dets: a change of use termeship house efforts accessing a consultant second second between a site of the second second accessing a change in use term a shop to us officer, consulting rooms or personal or domestic devices a calculation.
y to be generasis by the development.	(b)	it is not isrper i is net i (i)	Soutied on a Controlled Access Road and will not enrying development that will result in Sales of existing agential to increas the billing the enteting access based on a Controlled Access Road and development simulations. A charge of use between an officer <500m ⁴ gibte feetballs floor area and a consultant name 4300m ² gibte hexable floor area or vice vense a charge of use hexable floor area or vice vense a charge of use from either billing access or personal or domestic genrates establishment. Is charge of other from a consulting name or officer <200m ⁴ gibte headship floor area headship from area to be personal or domestic to personal of some there a type and and the source of the form and and the source of the source officer accession of accession gibte from a source affect area form and and the source of the source of accession of the source of accession of accesion of acce
y to be generalisis by the development.	(b)	it is not import is not 3 (i) (ii)	Socialist on a Contrictive Access Read and will not service development that will result in tapps of calculate separated to increase the bits using the existing pocease orable or a Controlled Access Read and development services graceses a change of use between on office 4500% grace isosobile floor area and a consolution near 4500m ² grace invadable floor areas or vice verse. A change in use frame when to an office, consulting rooms or personal or domentic environmentations are secondaring reason or collice +200m ² grace leadeble floor areas a change of use frame a consulting near or collice +200m ² grace leadeble floor arease a change of use frame a consulting near or collice +200m ² grace leadeble floor arease a change of use frame a consulting near or collice +200m ² grace leadeble floor arease a change of use frame a consulting near or uses leadeble floor areas a change of use frame a consulting near or uses a change of use frame a consulting near or uses to a warehouse a change of use frame a consulting near some and the provide the source a change of use frame a consulting near or uses a change of use frame a consulting near and the source a change of use frame a consulting near and the source and the source an
to be garacteed by the pervelopment.	(b)	itis no iargeri iarreti (i) (ii) (iii)	Soutied on a Controlled Access Road and will not enrying development that will result in Sales of existing agential to increas the billing the enteting access based on a Controlled Access Road and development simulations. A charge of use between an officer <500m ⁴ gibte feetballs floor area and a consultant name 4300m ² gibte hexable floor area or vice vense a charge of use hexable floor area or vice vense a charge of use from either billing access or personal or domestic genrates establishment. Is charge of other from a consulting name or officer <200m ⁴ gibte headship floor area headship from area to be personal or domestic to personal of some there a type and and the source of the form and and the source of the source officer accession of accession gibte from a source affect area form and and the source of the source of accession of the source of accession of accesion of acce
y to be generalised by the development.	(b)	613 mid (argen) (arvet3 (6) (60) (60) (60) (60)	Socialed on a Contrictibed Access Road and will solt enrice development that will result in later of velocitie separated to access the abit uping the enriching pole environment (has will result in source of the second
gy KD, Der gennerbeson og i tild Jennerbogsmann. - Sociale (gening – New Annes Mold),	(b)	611 mid (anyor) (anyor	Foculard on a Controlled Access Road and will not service development that elitinesult is lates of existing separated to increas the table using the eventry access based or a Controlled Access Road and eventry process a change of use between or elitics <500m² grows leadedle from area and a consultar soon 4500m² grows leadedle floor area or vice verse. A change of use tenses to elitip to an office <500m² grows or personal or demestic services establishment , an elitip to an office <200m² grows basedele from area to elitips establishment, a change of use from a consulting name or elitips <200m² grows basedele from area to elitips establishment, a change of use from a consulting name or elitips <200m² grows basedele from area or desce loss from a elitips information and the second or inform? grows leadedle from area an efficient consulting incer with a elitips information area an efficient consulting incer with a elitips in a strate. No a search some an efficient consulting incer with a elitips in a strate, office, area an efficient consulting incer with a elitips in a strate, office, area an efficient of use from a elitips in a elitips in a strate, office, area an efficient of use from a elitips in a elitips in a strate, office, area an efficient of use from an elitips in a elitips in a strate, office, area and area from an elitips in elitips in an elitips in a strate, office, area and area area from an elitips in a elitips in a strate, office, area and area area area area area area area area area
	(b) (c)	611 mid (anyor) (anyor	Socialed on a Controlled Access Road and will not service development that etil result in Sales of existis separated to increas the ability the erectory access existed an a Controlled Access Road and evolution services access based of existing access and access the ability of the erectory access a charage of use between or vitios verse. A charage in use from a vition loss office, consulting rooms or personal or dementic services establishment. Is charage of use from a site to be accessed on a consulting services establishment. Is charage of use from a site to be accessed on a consulting rooms or personal or dementic services establishment. Is charage of use from a site from erec a strenge of use from a site from erec a strenge of use from a site of the erec a strenge of use from a site of the erec a strenge of use from a site with a 4500m² groom leaseble floor area a strenge of use from a site with a 4500m² groom leaseble floor area a strenge of use from a residential denting for a shop, office, consulting shoet or a strenge of use from a site aviation for area a strenge of use from a residential denting for a shop, office, consulting shoet or personal or domentic services establishment with <2500m² groom leaseble floor area.
e-120mine: (fysoing) - Rec Ansons Mobile. 4.1	(b) (c)	2 is not import (i) (ii) (ii) (ii) (iv) (v) (v) (v)	Socialed on a Contricibled Access Road and will solt enrice. development livel will result in Sales of existing separated to increase the shift solt deriving the electricity access method are a Contricibled Access Road and development simulatulation. A charage of social base behaviors and electricity grave separate block area and a consultion report 4500m² grave levelsate on officer +000m² grave separate block area and a consultion opent 4500m² grave levelsate to a consulting report or development and accession of domestic controls explosite accession of the electricity of the separate block area and a consulting report accession of the electricity of the separate block area for a domestic controls explosite block area and accession of a consulting controls explosite block area and accession of a consulting a charage of use forms a consulting report or difficer *200m² grave houseble floor area to a charage of use forms a consulting report and the second floor *200m² grave houseble floor area a charage of use forms a consulting report area as officien or consulting report with a +500m² grave leavable floor, consulting sooin or personalism and accessible floor area.
Scening - Tare-Anansi Philos	(b) (c)	2 is not import (i) (ii) (ii) (ii) (iv) (v) (v) (v)	Socialed on a Controlled Access Road and will not service development that etil result in Sales of existis separated to increas the ability the erectory access existed an a Controlled Access Road and evolution services access based of existing access and access the ability of the erectory access a charage of use between or vitios verse. A charage in use from a vition loss office, consulting rooms or personal or dementic services establishment. Is charage of use from a site to be accessed on a consulting services establishment. Is charage of use from a site to be accessed on a consulting rooms or personal or dementic services establishment. Is charage of use from a site from erec a strenge of use from a site from erec a strenge of use from a site of the erec a strenge of use from a site of the erec a strenge of use from a site with a 4500m² groom leaseble floor area a strenge of use from a site with a 4500m² groom leaseble floor area a strenge of use from a residential denting for a shop, office, consulting shoet or a strenge of use from a site aviation for area a strenge of use from a residential denting for a shop, office, consulting shoet or personal or domentic services establishment with <2500m² groom leaseble floor area.

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The following table identifies dances of development / activities that require releval in this Overlay and the applicable releval bady. It and call the purpose of the releval as the relevant statutory reference from Schedule B of the Planning, Development and Underscharp (Seneral) Heguistics 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Reference
Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an interaction with any such road: (a) -overion at a new societo or jusciton (b) -attentions to an esting access or justic read jusciton (except where deemed to be more in the option of the relevant adhards) (c) -divergences the charges the estate of vehicular movements or increase the method to be near in the option of the relevant adhards) (c) -divergences of method to be entropy of the option of the relevant adhards.	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 Correntsationer 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 bishastinuckee (General) Regulations 2017 spplies.

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

1	Desired Outcome			
105-1	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.			
002	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and atomwater runoff.			

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Web- Tablound	
PO 1.1	DTS/DPF 1.1
Watercourses and their beds, banks, wellands and floodplains (1% AEP flood	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 Development avoids interfairing with the existing hydrology or water regime of swatnps and wetlands other than to injurve the existing conditions to enhance environmental raises.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-fying areas providing habitat for native flora and fauna are not drained, except temporarity 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: (a) mixes the insets on nitive equatic ecosystem (b) mixinise soil loss analysis to the watercourse.	DTS/DPF 1.5 A strip of fand 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: (a) the construction of an ension control structure devices or structures used to extract or regulate value towing in a watercourse (c) devices or structures used to extend or regulate value towing in a watercourse (d) the reliabilitation of watercourse.	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.\$ None are applicable.
PO 1.9 Dame, water tarks 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.

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	Nore	None	None

Part 4 - General Development Policies

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 Advertisements

 Assessment Provisions (AP)

 Desired Outcome (DO)

Desired Outcome	
901	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 haperd.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Аврапони		
PO 1.1	DTS/DPF 1.1	
Advertisements are compatible and integrated with the design of the building and/or land they are located on.	Adventisements attached to a building satisfy all of the following: (a)	
	(i) if alteched to a versionality, no part of the advertisement productes beyond the outer familie of the versional sciencifying (iii) if attached to a two-discopy building: A, their no part (coarsed shows the finished foor level of the second-story of the building B, does not protocole beyond the suber timits of any versional sinuclare below C, does not bottle a sign face that exceeds 1m2,par side.	
	(d) Wincontext-basines concept/sevel, are facely with a wall. (e) Wincontext-accorrectly/sevel, are in the form of a facely sign. (f) Wincontext-accorrectly: (f) are furth with a wall. (fi) do not have any part daing above parapet height. (fii) are cost attactived to the root of the basiling.	
	 (g) If attached is a versicial, no part of the advertisement protudes beyond the cuter limbs of the versicial induces to be a structure. (h) If attached to a two-storey building, have the part located above the limited floor level of the extent around attached to be the building. (i) where they are flash with a wait, do not, in combination with any other exciting eight, cover none then 15% of the building facesde to which they are attached. 	
PO 1.2	DTS/DPF 1.2	
Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	Where development comprises an advertising hoarding, the supporting structure is: (a) concessed by the associated advertisement and decentive detailing or (b) not wisible from an adjacent, yields street or theroughtere, other then a support structure in the form of a single or dual post design.	
PO 1.3	DTS/DPF 1.3	

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Advertising does not encroach on public land or the land of an adjacent allotment.	Advertisements and/or advertising heardings 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) activities Advertisements OTSUDPF 1.1 (b) are integrated with a bus strater.	
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.	
Pedfesties it Interference		
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 future or structure.	
PO 2.3 Problemation of advertisementis attached to buildings is minimised to should visual olution and unlikeness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are elected to a building (b) other the in elected to a building (c) do not could be deaded to which they are atlacted (c) do not could in more than one sign per accupacy that is not flush with a wall.	
Anistang Grane	1	
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 unvelated 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.	
Anonjų iegarba		
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 Burnination.	
Selety		
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wait are designed and located to silicer for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum cleanance of 2.5m between the top of the footpath and base of the undenside 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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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
 (a) being liable to integretation by driven, se an official itstific sign or algnal obscraing or impaking driven's view of official itstific signs or signals obscraing or impaking driven's view of instances of a road that are potentially bacardeus (such as proteins, bends, change in width and traffic control devices) or other road or mail vehicles ation approaching level provide state. 	(a) an optiocaled in a public read or rail meanue (b) envicement Sub- Conner Cut- Off Area Allotment Boundary
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 another advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convertient movement by all road users.	DTS/DPF 5.5 Where the advertisiement or advertising hoarding its: (a) or x behad coal with a speed zone of 60km/h or less, the advertisement or advertising hoarding is isotated at least 5.5m from the state of the least of the state of the sta
PO 5.6 Advertising rear: signalised inferenciarie does not cause unreasonable distruction to need overs through illumination, flashing lights, or moving or changing displaye or messages.	DTS/DPF 5.6 Adventising: (a) In rol disaminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing lightlps:

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome		
001	Animals are kept at a density that is not beyons 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	
Biogunitivitys		
PO 1.1	DTS/DPF 1.1	
Animal keeping, horse keeping and associated activities do not create adverse	None are applicable.	
1 00 -F 440	Philade days of the Philad	

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Policy24 impacts on the environment or the amenity of the locality.	P&D Code (in effect) - Version 2023.13 - 31/08/202
PD 1.2 Animal keeping and horse keeping is located and managed to minimise the	DTS/DPF 1.2 Norse are opplicable.
potential transmission of divease to other operations where animals are kept.	
Nord-RatePag	1
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 22 Stables, home shefters or associated varids 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) Stim or non-form any sensitive receivers (existing or approved) as kind in other centership (b) sheer an adjacent allotnest is vacant and in other evenestic, site or more from the locustary of that allotnest.
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 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 writer 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).
Manada	
PO 3.1 Kennel flooring is constructed with an impervisus material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are contrasted of impervious cancels. (b) are designed to be self-during when weaked down.
PO 3.2 Kennels and exercise yards are designed and siled to minimise noise nuisance to neighbours through measures such as: (a) - adopting operative repeaks distances (b) - orderbog operage way from sensitive receivers.	DTS/DPF 3.2 Kennels are siled 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Padre .	
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.
designed, constructed and managed to minimise attracting and harbouring vermin. age 24 of 110	Printed on 10/9/202

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023	
PO 4.2	DTS/DPF 4.2	
Facilities for the electropy of manune, used ittler and other velates jother than weakevelor tapoens) are located to intrinsic the potential for potential for potenting weaker resources.	Waste clorage facilities (other than wastewater lagones) are located outside the 1% AEP flood event areas.	

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome		
801		Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner is 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
Satisf ensured Applicantinem	
PO 1.1 Land-based aquaculture and associated components are sited and designed to	DTS/DPF 1.1 Land-based equaculture and associated components are located to satisfy all of the
untra-based aquatutorio and isoloculos conjocrients into and and unsigned to mitigate adverse impacts on nearby sensitive receivers.	following:
	 (a) 200m or more from a semillue receiver in other ownership (b) 800m or more from the boundary of a zone primarily intended to accommentate sensitive receivers.
	or
	The development is the subject of an equaculture leave and/or licence (as applicable) granted under the Aguaculture Act 2001.
P0 1.2	DTS/DPF 1.2
Land-based equativiture and associated components are elled and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	None are applicable.
PO 1.3	DTS/DPF 1.3
Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would psitute groundwater.	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
Land-based squaculture 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	DTS/DPF 1.5
Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimize the need to traverse sensitive areas to minimise impact on the natural environment.	None are applicable.

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Policy24 PO 1.6	P&D Code (in effect) - Version 2023.13 - 31/08/2023 DTS/DPF 1.8
Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	The development is the subject of an equaculture lease and/or licence (no opplicable) granted under the Aqueculture Act 2001.
PO 1.7	DTS/DPF 1.7
Storage areas associated with aquaculture activity are integrated with the use of the land and eithed and designed to minimise their visual impact on the surrounding environment.	None are applicable.
Marlas Deinis fréquenchant	
P0 2.1	DTS/DPF 2.1
Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:	None are applicable.
(a) creativa mud peduartera (b) -testianda (c) vägrifikamit eengrees and mangrove communities (d) manine itabilata and ecosystema.	
PO 2.2	DTS/DPF 2.2
Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve perticulate wastes to prevent the build-up of waste that may cause environmental harm.	The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.
P023	DTS/DPF 2.3
Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	The development does not include toilet facilities located over water.
PO 2.4	DTS/DPF 2.4
Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water reark.	Marine aquaculture development is located 100m or more seaward of the high water mark.
	OF
	The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.
PO 2.5	DTS/DPF 2.5
Marine aquaculture is sited and designed to not obstruct or interfere with:	Nore are applicable.
 (a) areas of high public tion (b) areas, including basches, used for recreational activities such as swittening, listing, skilling, skilling	
(f) the operation of infrastructure facilities including inicit and outliet gapes associated with the desalination of sea water.	
PO 2.6	DTS/DPF 2.6
Marine aquaculture is alled and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	None are applicable.
PO 2.7	DTS/DPF 2.7
Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:	None are applicable.
(a) using feed happens painted in subdwet colours and suspending them as close as possible to the surface of the vector.	

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
(b) positioning structures to pretrude the minimum distance practicable above the surface of the water	
(c) svoiding the use of shelters and structures above sages and platforms (offees recessary to exclude predators and posteled apoles from interacting with the forming structures and/or stock inside the capacity, or for safety reasons. (d) positioning tacks, floats and other faces structures in unclimative locations landward from the sharefine.	
PO 2.8	DTS/DPF 2.8
Access, launching and maintenance facilities utilize existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and emenity impacts.	The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to scores the sea.
PO 2.9	DTS/DFF 2.9
Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate edvense impacts on coastal areas.	The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.10	DTS/DPF 2.10
Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the National Parks and Wildlife Act 1972.	Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the National Parks and Wildlife Act 1972.
PO 2.11	DTS/DPF 2.11
Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:	The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
 (a) being elled, divigined, landerspeel and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscope (b) making provision for appropriately silaril and designed vehicular access amangements, including using axioling vehicular access amangements as for as proceable (c) Incorporating opercenter weaks treatment and disposit. 	
Boolgaine-on-Choley	
PO 3.1	DTS/DPF 3.1
Marine aquaculture sites are suitably marked to maintain navigational safety.	The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.
P0 3.2	DTS/DPF 3.2
Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the Aquaculture Act 2001.
Co-transmist Wastgarmet	
PO 4.1	DTS/DPF 4.1
Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	None are applicable.
PO 4.2	DTS/DPF 4.2
Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	None are applicable.
PO 4.3	DTS/DPF 4.3
Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	None are applicable.
PO 4.4	DTS/DPF 4.4

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Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debria, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Ohmir se (Roles	
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.
PD 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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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
P022	DTS/DPF 2.2
The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	None are applicable.
PO 2,3	DTS/DPF 2.3
Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an analite stormwater treatment system to manage potential environmental impacts.	None are applicable.
PO 2.4	DTS/DPF 2.4
Stormwster runoff from areas unlikely to cause contamination by beverage production and associated activities (such as non outchments and clean hard-paved	None are applicable.
surfaces) is diverted away from beverage production areas and wastewater management systems.	
Ward-reasting independence	
PO 3.1	DTS/DPF 3.1
Beverage production wastewater inigation systems are designed and located to not contaminate soli and surface and ground water resources or demage crops.	Nove are applicable.
PO 3.2	DTS/DPF 3.2
Beverage production wastewater intgation systems are designed and located to minimise impact on amonity and avoid spray drift onto adjoining land.	Beverage production wastewater is not inigated within 50m of any dwetling in other ownership.
PO 3.3	DTS/DPF 3.3
Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:	None are applicable.
 (a) waterlagged areas (b) land within 50m of a creek, searce or donextic or short water tone (c) land subject to feading (d) steppy steping land (e) rooky or highly permeable coll overlaying an unconfined equilar. 	

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

 Desired Outcome
Facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, one or other similar commodities are designed to minimise adverse impacts on transport networks, the tendscape 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
UmperCircler		

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of apricultural crap products, rock, one, minerals, petrofeum products or clearing at a what or what fact facility (including see your graph terminals), where the handling of these materials that are second to 20 more than exceed to 20 more than exceeded with the facility (b) bulk handling of apricultural crap products expression on the second to 20 more from residential provises and the second to 20 more than exceeded to 20 more than exceeded to 20 more from residential provises and a total exceeded with the facility (c) bulk bandling which are per day or a storage capacity up to 20 more more transformers (200 more transformers) is a storage of the second per day or a storage capacity up to 20 more transformers with a capacity up to 20 more transformers and a total exceeding storage which exceeding 5000 tones: 1000m or more a storage capacity exceeding 5000 tones: 1000m or more being a storage capacity exceeding 5000 tones: 1000m or more being a storage capacity exceeding 5000 tones: 1000m or more being a storage capacity exceeding 5000 tones: 1000m or more.
Buffore and Cambridge	
PO 2.1 Built 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 thoroughtares.	DTS/DPF 2.1 Nore 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.
Factoria and Papeling	
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.
Gianapa, Warred, Ard Perlama	
PO 4.1 Silpways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, buil and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome		
201	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 - 31/08/202
PO 1.1	DTS/DPF 1.1
Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	One of the following is satisfied:
la ann ann chuirean na Brandana an ar braideac de-	(a) a declaration is provided by or an behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 36 of the Electricity Act 198
	(b) Store are no shoreground powerlinez adjoining the also that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
301	Development is:
	 (a) contendual - by considering, recognizing and carefully responding to its natural surroundings of bulk environment and positively contributes to the character of the investigate area duration. At the purpose, adaptative and isopirations on displaying contributions of the character of the investigate area duration. At the purpose, adaptative access, and providing the provision of quality spaces integrated with the provision whereas and excession, and providing the provision of quality spaces integrated with the provision do under the control and area and positive as positive relationships to the control of the design and string of descentees, and providing the provision of quality spaces integrated with the provision do under the control and area and other positive relationships to the provision of the design and string of descentees and extended and string to the provision. The procession and values area area and the positive relationship to the provision of the design and string of descentees and environment, and service area area and the provision of the design and string of descentees and environment, the provision of the design and string of descentees and string to the provision of the design and string of descentees area tent tendocaping to improve constructly bastly, intern heat, stater reanagement, environmental performance, biodiversity and icosit enrecity 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
flaymsk hypometra	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials,	DTS/DPF 1.1 None are applicable.
colour and massing (including height, width, bulk, roof form and slope).	
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahe, 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.
PC 1.4 Plant, exhaust and inteke 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 reads and spaces (b) acressing notice plant and equipment from view (c) when inseted on its real at on residential development, locating the plant and supprment as for a predicative from adjacent pentitive land uses.	DTS/DPF 1.4. Development does not incorporate any structures that protrude beyond the roofline.

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PO 1.5	DTS/DPF 1.5
The negative visual impact of outdoor storage, waste management, loading and service areas is minimized by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	None are applicable.
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.
Landonyating	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimize test alsorption and valuetion (b) maximize index and shallow (c) maximize internation (d) sinteres the appearance of land and streetscapes (e) contribute to landseredy.	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.
End-two-de/hadespapes	
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 consusption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
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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 wats, green roofs and photovoltaic cells.	DTS/DPF 4.3 Noné are applicable.
Weiter beneißte Uneigen	
PO 5.1 Development is alled and designed to maintain matural hydrological systems without negatively impacting: (a) the quality and scaling of outloo water and providender (b) the dest-and directional tow of suffice water and providenter (c) the quality are function of suffice water and providenter	DTS/DPF 5.1 None are applicable.
Ro-she Week Stadmid Sphere	
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) onrach within so see used as phate open space of result in inpupricals open space than that specified to Danign Table 1 - Privile Coen Space (b) one on area also used as a introviey (c) one on area also used as a introviey (c) one on area also used as a introviey (c) one on area also used as a introviey (c) one of area also used as a introviey (c) one of area also used as a introviey (c) one of area also used as a introviey (c) apaccified in Transport, Accors are Units or parking or result in loss on-site car parking fragilitements or Table 2 - Off-Street Car Panking Requirements in Designated Areas.
Catgoring Agrometro	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroticar parking on the streetscapes through techniques such as: (a) Initing provision above finished ground level (b) screening through approxima planting, favorag and meaning (c) Initing the wath of openings and integrating three-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.	DTSIDPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade	DTS/DPF 7.6 None are applicable.

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Policy24 and positively contribute to amenity.	P&D Code (in effect) - Version 2023.13 - 31/08/20
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infitration systems, drainage swates or rain gardens that integrate with solt landscaping.	DTS/DPF 7.7 None are applicable.
Statisticates and sluging level	1
PO 8.1 Development, including any associated driverarys 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) excession exceeding a vertical height of in. (b) filling exceeding a vertical height of in. (c) a total combined exceedion and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and conversient 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 toot have a gradient exceeding 25% (1-in-4) at any point slong the diveway (b) are constructed with an all-weather inefficiely evalue.
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 anterestments and outlings (b) provide two transition areas for the nate reoversent of people and pools to and from the development (c) are dasigned 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 attention of natural drainage lines, and includes on-site drainage systems to minimize 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.
Particus and Platte	
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 minimize visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of retaining wall.
Oceahodaing - Alexai (Priseop do Justiling, 5 Alexandr Schatt)	
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 allotmentiate satisfy one of the following:
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	(iii) see permanently obscured to a height of 1.5m above finished floor level and are fixed or not capatile of being operand more than 200exs.
	(b) have all heights greater than or equal to 1.5m above thished four level
	(c) incorporate accessing with a maximum of 25% openings, parmanently foxed no norm 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 18.2 Development mitigates direct overlooking from balconies, terraces and decks to	DTS/DPF 10.2 One of the following is satisfied:
habitable rooms and private open space of adjoining residential uses.	(a) the language side of the balance of the factors of tensors will face a public road, public road reserve or public essence that is at least three wills in all places faced by the balancy or tennes or or
	 (b) all release of balancelose or services on support building levels are permanently obscured by economic with a maximum 20% transpersive/spectrage fixed to a minimum height at: (b) 5.5m shows finished maximum line balance is isolated at isolat 16 nextma from the nextmax fram the nextmax fixed window of a diverting on adjacent land or (b) 1.7m shows finished floor level is all other ceases
- vij filmskinske sondreposet	I
Print abhinistica and guardine staj utilimiza	
PO 11.1	DTS/DPF 11.1
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:
barrer an energie merinen e barrer eren veren er eren energiet.	(a) Inclusion of least one workdow facing the primary siteat from a haddate room that has a minimum internal more deservation of 2.4m
	(b) has an aggregate window area of stilleest 2m ² facing the primary street.
P0 11.2	DTS/DPF 11.2
Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Daviersch einer dassen die	
PO 12.1	DTS/DPF 12.1
Living rooms have an external outlook to provide a high standard of amenity for occupants.	A fiving room of a dwelling incorporates a window with an outcook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2	DTS/DPF 12.2
Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to miligate noise and artificial light intrusion.	None are applicable.
An entropy becomposed	
PO 13.1	D'TS/DPF 13.1
Residential ancitary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties,	Anothery buildings: (a) are anothery to a developing exected on the series also (b) have a floor remained expecting 60m2 (c) are not constructed, edded to or allored so that alsy part is alturated: (ii) In trust of any part of the building inse of the develop (or alternative or or structure) (iii) In trust of any part of the building inse of the develop (or alternative or or or more notable) (iii) within 500mm; of a houndary of the alternant with a secondary streat (if the land have boundaries on two or more notable)
	 (d) is the case of a yarage ar carport. See garage or carport: is not back ad least 5.5m these the boundary of the primary streat. when tacking a primary streat or secondary streat, bas a total door / opening not eccending. A, for dealings of single building level - 7m in width or 50% of the site frontage, which were is the teaser B, for dealings conserving two to record building levels at the building levels at the building in factors the teaser

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Policy24			P&D Code (in effect) - Ve	rsion 2023.13 - 31/08/2023
	(e)	4606951	on a boundary (not being a boundary with a prim tength of 11.5m onless: a longer wall or situation exists on the adjacent s	
		(ii)	allothent boundary and the proposal wall or istracture will be bolk along t assisting adjacent well or sinustane to the same or	
	(f) (g)	street), al witteni br	on a boundary of the allotment (not being a boun watts or structures on the boundary will not eace baceted within time of any other walk along the as	ed 46% of the length of their boundary me boundary unless on an adjacent elle
	(71)	bistolet	windary from to an exhibity wall of a boliding that wall or VEWCLOP of height or post height hist exceeding tim above E	
	(i) (i) (k)	st død in: reteler a	of height where no part of the roof is note then the sheet matel, is pre-colour toward or painted in a t total snew of soft landycaping in accordance with a total snew we determined by the totioning totals:	an refective colour
			Dwelling site area (or in the	Minimum
			case of residential flat	of site
			building or	
			group dwelling(s),	
			average site	
			area) (m²)	10%
			152-200	15%
			201-450	20%
			>450	25%
		(ii)	the amount of existing soft landscaping prior to it	nt development occurring.
PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.		fena priva 1658-05-5	and structures ito not result ini Ie open space than specified in Design in Unkar- Ie car packing their specified in Transport, Access Parking Requirements or Table 2 - Off-Struct C	Land Parking Table 1 - General Off-
PO 13.3)PF 13.3		
Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	The pi and is		for filtration system is anothery to a dwe	
		feciles o or	n an adjuning allebraids Liased fähr from the nearest habitable ream sca	
PO 13.4 Stuildings and structures that are ancidary to an existing run-residential use do not defract from the streticospe observing, appearance of Staidlings on the one of the development, or the amenity of		IPF 13,4	ancillary buildings and structures:	
nnighbauring properties.			60492	al user on the same alle

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
	 (c) are not constructed, added to or altered so that any part is situated: (i) in Hunt of any part of the building line of the shalling in which it is enclibury or or (b) within 900mm of a boundary of the abiverset with a secondary street of the land has
	 (ii) which officines of a boundary of the abovement with a secondary street (if the land has been derive on two or those toads) (c) is size case of a ganage or carport, the ganage or carport; (i) is set back at basis 5.5m free the boundary of the primary street; (i) is set back at basis 5.5m free the boundary of the primary street; (ii) is set back at basis 5.5m free the additional street of the boundary street; (ii) is set back at basis 5.5m free the addition of the primary street; (iii) a longer and or structure which a the boundary with a primary street; (ii) a longer and or structure which a the adjacent site and is situated on the same addotwark boundary. (iii) the prepared will or structure with be bails along the same length of from the backster of the same length of the boundary at each or structure to the terms or leaser eacher. (ii) the prepared will or structure to the terms or leaser eacher. (iii) the prepared will or structure to the terms or leaser eacher. (iii) the prepared will or structure to the terms or leaser eacher. (iii) the prepared will or structure to the terms or leaser eacher. (iii) the break or should be additioned (carb being is boundary with a primary street) or secondary many structure to the terms or leaser eacher. (iii) the break or should be additioned from the same boundary of the same boundary of the terms or leaser eacher. (iii) the boundary of the same bounda
Balgi qiyotoon	
PO 14.1 Garaging is designed to not detract from the emetscape or appearance of a dweiting.	DTS/DPF 14.1 Garages and carports facing a street: (a) ore situated so that on part of the garage or carport is in trait of any part of the building time of the dealing for a set back at least 5.3m from the boundary of the primary street. (b) are set back at least 5.3m from the boundary of the primary street. (c) have a garage stoor / opening tree exceeding 30% of the alle frontage unless the dealing hop tax or man building levels at the building line fronting the same paties unless.
968g	
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
internet between	
PO 16.1 Dwelling additions are siled and designed to not defract from the streetscape or amonity of adjaining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or where if we that any part is shawed closer to a public where if (b) do not result in: (b) do not result in: (c) and result in: (d) Bring accessing a vertical length of 1m (d) Bring accessing a vertical length of 1m (ii) Bring accessing a vertical height of 1m (iii) I tak combined responder than specified in Daright of 2m or more (iv) Tesk Printle Open Space than specified in Daright of 2m or more (iv) Tesk Printle Open Space than specified in Daright of 2m or more (iv) Tesk Printle Open Space than specified in Daright of 1. Printleb 1 - Otherset Description of Amage (v) Tesk particle Start packing Requirements or Table 2 - Otherset Car Parking Requirements in Daright of 2. Sin address Ended 1 - Otherset Description of Amage (vii) Tesk in the dire or to capable of table 2 - Otherset face tave face tave from the influence of table of the pace of table of table of table of table of table or tave to capable of 1.5m above Sciented floor level or or (viii) Tesk instea of factories ar berraces on upper boliding tevels are parmarently discored by preventing tave in the start of table or issue the table of the start babe of the parmarent Start Start advert is an area tradited for issue to a realize of a start and table of a start table of a start advert is and table of the start table table of the start advert table table of the start advert table table of the start advert table table of table of table or issue table table table or issue table table ta
Orburghe Signala Signala	
P0 17.1	DTS/DPF 17.1
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Policy24 Dwellings are provided with sullable sized areas of usable private open space to meet the needs of occupants.	P&D Code (in effect) - Version 2023.13 - 31/08/2023 Private open space is provided in accordance with Design Table 1 - Private Open Space.	
Malar-Banalika Berga		
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 induction in average atmust total suspended notes (b) 80 per cent induction in average atmust total phosphones (c) 45 per cent reduction in average annual total integers.	
PO 18.2 Realdential development creating a common driveway / access includes a atomwater 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) ministers the pre-teasiopment pask flow rate from the sile based upon a 0.35 runolf coefficient for the 54.1% REP 30-minute elants and the storetwater runoff into to pask is not increased or captures and retains the tiperene is pre-development runoff volume thread upon a 0.35 runolf coefficient; and caethorized with retains the tiperene is pre-development runoff volume thread upon a 0.35 runolf coefficient; and caethorized with runoff volume to a need to a start of the site to an 18.3% AIP 30-minute storm; and (b) monogens else generated elementer runoff up to and including the 1% AIP flowd event to avoid flooding of buildings.	
Car jedytig, Antonia and Generalized by		
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 inhernal dimensions (separate from any waste storage area): (a) simple width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum gamps size width of 2.4m (b) deviates width car parking spaces (size width of 2.4m (b) a minimum length of 5.4m (iii) a minimum length of 5.4m (iii) a minimum length of 5.4m (iii) a minimum width of 5.4m (iii) a minimum length of 5.4m	
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 eight of 5.4m (c) a minimum width between the centre line of the space and any lineae, wall or other obstraction of 5.8m	
PO 19.3 Driveweys 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.	DTSiDPF 19.3 Driveways and access points on siles with a frontage to a public road of 10m or le have a width between 3.8 and 3.2 metres measured at the property locindary and the only access point provided on the sile.	
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public coeds and does not interfere with streat infrastructure or streat trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a testuity existing or Authorities access point or an access point for which consent Parkines granted as part of an application for the detasting of an interaction of 2 or more roads (b) where marky prepared: (i) is set back firm or more from the tangent point of an interaction of 2 or more roads (ii) is set back costale of the marked times or infrastructure dedicating a periodic rousely (iii) does not into the sensory), relocation or darrage to of meture streat mes, attent furniture or allity infrastructure services.	

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PO 22.1	DTS/DPF 22.1	
Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	Dwellings have a minimum internal floor area in accordance with the following	
	Number of bedrooms	Minimum internal floor area
	Statio	35m ²
	1 bedroom	50m²
	2 bedroom	65m ²
	3+ bedrooms	80m ² and any dwelting over 3 bedroom provides an additional 15m ² for every additional bedroom
PO 22.2 The orientation and siling 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-size development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/altornents are not in	the form of a battle-ase amangement.
Community Departs Regions		
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,	DT5/DPF 23.2 Communal open space incorporate	es a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it sensions (b) have report to accustic, safety, vecurity will wind effects.	DTS/DPF 23.3 None are applicable.	
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.	

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None are applicable.
1
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 pello per proposed rivelings (rounded up to the rearest whole ounder) (b) minimum carpet length of 54m share a vehicle can enter or est a space directly reinmum carpet length of 54m share a vehicle can enter or est a space length (c)
DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
DTS/DPF 24.3 Entiveways that service more than 1 dwolling or a dwelling on a battle-axe site: (a) here a initiate width of Sm (b) Rel dovesays activiting more than 3 dwellings: (b) here a initiate of Sm or more and a singht of the or more at the test of the prinary sheet (ii) here a initiate of Sm or more and a singht of the test or the prinary sheet (iii) where the information width of Stm or more and a minimum bength of the.
DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a deadling on a battle-axe site, atlase a BBS parameter vehicle to enter and and the garages or purking spaces in no more than a three-pairt ter- menoeurry.
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.
<u>.</u>
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.
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

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PO 26.1	DTS/DPF 26.1
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the sile or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
PO 26.2	DTS/DPF 26.2
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 26.3	DTS/DPF 26.3
Provision is made for suitable household waste and recyclable material storage facilities which are:	None are applicable.
(a) located away, or acreened, from public view, and (b) conveniently located in proceeds to deetlings and the waste collection paint.	
PO 26.4	DT\$/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	None are applicable.
convenient access, egrees and movement of waste collection vehicles.	
PO 26.5	DTS/DPF 26.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Buggented as ensembled per and orbitment familyes.	
Stilling and Guntgeorgen.	
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.
Workband and Annes	
PO 28.1	DTS/DPF 28.1
Development is designed to support safe and convenient access and movement for residents by providing:	Nore are applicable.
 (a) ground-local access or Rhad access to all units (b) local access and access to all units 	
 (c) populas that allow for the passing of wheelplane and realist places. (c) on parks with graderis no steeper from T-in-40 and of sufficient area to provide for sheelphair manosinvability. 	
(d) karb remps at padestrian crossing points.	
Oversend Open Tepers	
PO 29.1	DTS/DPF 29.1
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitore.	Nore en applicable.
PO 29.2	DTS/DPF 29.2
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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
PO 29.3	DTS/DPF 29.3
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4	DTS/DPF 29.4
Communal open space is designed and sited to:	None are applicable.
 (a) Ion-conversionity accessed by the developings which it varieous. (b) have regard to scountic, safety, security and wind alteria. 	
PO 29.5	DTS/DPF 29.5
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	Norse ans applicable.
PO 29.6	DTS/DPF 29.6
Communal open space is designed and sited to:	None are applicable.
 (a) is relation to reading or elevabed gentlens, which we overloaking into hubitable room-schooses shorts the usealthis private open space of other dwallings (b) is relation to ground from conversal space, be overlooked by habitable rooms to facilitate paganete surrelations. 	
Wer Factilies-Wester Storkge-	·
PO 30.1	DTS/DPF 30.1
Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	None are applicable.
PO 30.2	DTS/DPF 10.2
Provision is made for suitable mailbox facilities close to the major pedesirian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
PO 38.3	DTS/DPF 30.3
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 38.4	DTS/DPF 38.4
Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	tione are applicable.
PO 30.5	DTS:DPF 30.5
Waste and recycluble material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6	DTS/DPF 30.5
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	None are applicable.

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from public view.	
	·
Wenler Zahniszkań Georgija.	
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 Norw are opplisable.
PO 31.2 Water discharged from a development alte is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
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 area: (a) designed to contain at wednesser itery to polyte idemnative within a bunded and roofed area to exclude the only of extrema typicoe atomisative contention (b) prevet with an imperious material to buildes wastewater operative (c) of softwart size to prevent typiant-suit or the vestimative material to the wast-down area (d) a teleboart size to prevent typiant-suit or the vestimenter operative (e) a teleboart size to prevent typiant-suit or the vestimenter of sections (d) a teleboart descend is a a addresset trap and coefficient plant of expectator with schorte descend is a convert, prioritie at Contensitie; Wastewater blangement Binterie (ii) a teleboard such and its schangered censorial off-size on a regular literia.	DTS/DPF 32.1 None are applicable.
Hote	
Dodge und Ddog	
PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimize impacts on the electrony of speed paravel (c) interview cut and the and overall immunity when viewed from adjacent level.	DTS/DPF 33.1 Decks: (a) where analitary to a deallag: (i) are not constructed, selient to an alread as flat, any part is sharked: A. as they and of the building time of the dealing to which it is analitary at B. solids: 900 of a boundary of the dislatement with a secondary street (i) the land (ii) are out back at inest 800 mer outs of not or near allutiment boundaries (iii) are out back at inest 800 mer outs to the or near allutiment boundaries (iv) where without a the dwalling, has a built of the building time of the dealing time of the dealing and the soundaries (iv) where associated softs a reader flat, unitarily any common property, with a merina dimension of Toloren is a total area of a differences of the dwalling, has a built of the soundaries of the advalues of the disadement with the merina dimension of Toloren is accounted with it is indicating they common property, with a merina dimension of Toloren is accounted with a merina of additional area of additional dimension of Toloren is accounted with a relative to the disadement of the dwalling, or relating the theorem be additional area of additional dimension of Toloren is accounted with a merina dimension of Toloren is accounted with a merina dimension of Toloren is accounted with the trained grave to be additional area of additional dimension of Toloren is accounted with a merina dimension of Toloren is accounted with a merina dimension of the trained grave to be additional dimension of Toloren is accounted with the following table. A. as the area of the dimensional dimension dimension of a streng table. Site area of for a toloren to be additional flat building or group diverge table.

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

Policy24 P&D		P&D Code (in effe	D Code (in effect) - Version 2023.13 - 31/08/2023	
		average site area (m ²))	
		<150	10%	
		150-200	15%	
		>200-450	20%	
		>450	25%	
	(i) ere set purpore (ii) are set (iii) hyperad	is. bask al least 2 roetnes from a lear sens not exceeding 20m ³	e boundary of an allotneni used for residential public read.	
PO 33.2 Discks 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.	side or rear boundari incorporate screening	es shared with a resider g with a maximum of 25	more above natural ground level facing rifial use in a neighbourhood-type zone % transparencylopenings, permanently an 1.5 m above the finished floor levelis.	
PO 33.3 Decks used for outdoor dining, entertainment or other commercisi uses provide carpanking in accordance with the primary use of the deck.	primary use of the su	bject land than specifier t Car Parking Requirem	result in less on-site car parking for the d in Transport, Access and Parking Table ents or Table 2 - Off-Street Car Parking	

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: (a) Site area <301m ² : 26m ² located behind the building line. (b) Site area > 301m ² : 60m ² located behind the building line. Minimum dimension setup to the building line.
Dwelling (above ground level)	Sbudio (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 2.8m
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.

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Assessment Provisions (AP)

Desired Outcome (DO)

olicy24

Desired Outcome			
001	Development is:		
	 (a) contentual - ky considering, necognising and combiby responding to its network survey of a balk environment and positively combibuting to the character of the locality durative - Rt for purpose, adaptable and iong leading (b) durative - Rt for purpose, adaptable and iong leading (c) public reals that can be used for access and representation and here pathway and early both internally and with the public reals. Survey and equation is to obtain environment, and antitive - by integrating leaderships to obtain an environment, and alter to be internally and with the public reals. Survey and the pathway and alternal and antipose compared to represent and leaderships to represent community heads, other head, water exceeders and event of an environment, undermented presented present present and leaderships. 		

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
All Development		
Cristiai Appenierro		
PO 1.1 Suildings 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 ancitary buildings) are designed and detailed to correry purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.	
PO 1.4 Plant, exhaust and intake verits and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amerity by: (a) positiving plant and explorent discretely, in underview isostions as viewed from public reads and spaces (b) something plant and explorent from view (c) when located as the read of non-view tensitive locations the plant and equipment as the supervisit provide the read of the read of tensitive limit value.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the rooffine.	
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 acceening thom 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.	
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, percepible and direct access from public sitnet 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 surveitance 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 reatm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landroudeg	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) matrice hest absorption and referition (b) matrice shade and softer (c) matrice absorption domains domains of find and structurapeo.	DTS/DPF 3.1 None are applicable.
End-state (Independent	
PO 4.1 Buildings are sited, oriented and designed to maximise natural surrlight access and vertilation 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.
PD 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 roots and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Rhalar-Danial An Shanga	
PO 5.1 Development is siled and designed to maintain natural hydrological systems without negatively impacting: (a) the quartity and quilty of surface water and groundwater (b) the depth and developmi flow of surface user and groundwater (c) the quartity and hardon of autises user and groundwater	DTS/DPF 5.1 None are applicable.
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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202	
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, drivieways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encreach within an even used as private open space the treat in treat private open space the trapective in Dasign in Urban Areas Table 1 - Private Open Space (b) use an area size used as a driveway (c) encreact with an even used to evolve an service or result in tess on dise carbon are a driveway (c) encreact with an even used to evolve an service or result in tess on dise carbon area used to result carbon area used to reculte carbon area to the service or result of the service	
Com plating aquation o		
PO 7.1 Development facing the street is designed to minimize the regulitie insucts of any semi-basement and understaft car particip encoded as through techniques such as: (a) Insting productor above thished ground tool (b) screening through appropriate planting, fercing and resunding (c) Insting the width of openings and integrating them into the isolation above.	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, ecreen 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 Nove 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 parkin 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 Visibilitie parking areas comprising 10 or more car parking spaces include soft (andscaping with a minimum dimension of: (a) testing all public road frontages and elicitment isoundates (b) testingen double roas of car parking spaces.	
PO 7.6 Vehicle periving areas and associated driveavays are tendscaped to provide shade and positively contribute to emenity.	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, infitration systems, drainage swates or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.	
Barbaroty and aloping lead		
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) encevation exceeding a vertical height of tim (b) filling enceeding a vertical height of tim (c) a total cambined escavetion and filling vertical height of 2m or more.	

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P0 8.2	DTS/DPF 8.2	
Driveways and access tracks designed and constructed to allow safe and conventent access on sloping land.	Driveways and access tracks on aloping land (with a gradient exceeding 1 in 8) satisfy (s) and (b):	
	 (a) do not have a gradient exceeding 25% (1-io-4) at any point along the intreasy. (b) are constructed with an ad-weather trafficiable currage. 	
PD 8.3 Driveways and access tracks on sipping land (with a gradient exceeding 1 in 8): (a) to not contribute to the instability of endeminants and cuttinge (b) provide level remains areas for the oals movement of people and goods to and from the development. (c) are designed to integrate with the turbant ispography of the land.	DTS/DPF 8.3 None are applicative.	
PO 8.4 Development on stoping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.	
PO 8.5 Development does not occur on fand at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.	
Perinas and andre		
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 wait.	
fouriestep (fausi (Home Java installeng)		
PO 10.1 Development mitigales direct overlooking from upper level windows to habitable rooms and prisets spon spaces of adjoining residential uses in naighbourhood-type zones.	DTS:DPF 10.1 Upper-invel windows facing side or max boundarces shared with a residential ope in a neighbourhoad type zero. (a) any permanently objected to a height of 1.5m above finished floor level and size or not capable of tesing operative train or aqual to 5.7m above finished floor level (b) New sith height ogniter than or aqual to 5.7m above finished floor level (c) New sith height ogniter than or aqual to 5.7m above this facility and fact invest (c) (c) Intervention or aqual to 5.7m above this fact invest from the velocities without and adjuster of 25% consists, permember permetty fined in or noon than 500mm from the velocities waters and alled adjuster to any part of the velocity lises than 1.6 m above the finished floor level.	
PO 10.2 Development mitigates direct overlooking from balceries to habitable rooros and private open space of adjorring residential ones in heighbourhood type source.	DTS/DPF 10.2 One of the following is satisfied: (a) reserve that is at least 15th wide in at places faced by the belong to there a public read reserve or public or at least 15th wide in at places faced by the belong to the tendors or any second by the belong to the tendors or second to the matching 25th temperenciplapering is load to a minimum height of. (b) at sites of belongers of tendors or upger building tends an minimum height of. (i) state at 25th temperenciplapering is load to a minimum height of. (ii) state of height face from level where the balance is load at least 15 metres the tendors of a diveting on adjacent land of a finite face level or all other cases	
Sills Facilities "Winte Sterage (and along too too maldealed dowing made)		
PO 11.1	DTS/DPF 11.1	
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Development provides a dedicated area for en-site catection and surring of recryptation materials and edicase, green organic wante and want bay facilities for the organic maintenance of fairs that is adequise in vite consistency the number and ratios of the advolve they will enne and the frequency of subtraction.	None are applicable.		
PO 11.2 Communal washe sizinge and collection areas are located, environed and designed to be somered from	DTS/DPF 11.2 Hons are applicable.		
view from the public derivatin, open space and dwellings. PO 11.3 Connected exacts atorage and collection areas are designed to be well ventilated and located away from	DTS/DPF 11.3 None are applicable.		
babiate roome. P0 11.4	DTS/DPF 11.4		
Corrensual washe slokape and collection weas ner designed to allow waste and recycling cutaction volicities to arbitr and leave the site without revening. PO 11.5	DTSDPF 11.5		
For nixed use developments, non-realisivitys veste and recycling storage erwas and secons provide opportunities for on-alle management of load usean through composing or other vester recovery as appropriate.	bisna are applitable.		
del benelegenen. Henten enni falge bior 			
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 tions are applicable.		
PO 12.2 Architecturei detail at stress level and a mixture of materials at lower building levels mear the public interface are provided to reinforce a bursan scale.	DTS/DPF 12.2 None are applicable.		
PO 12.3 Buildings are designed to roduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.		
PO 12.4 Boundary walts 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) maximi (b) related store (c) pre-finished materials that minimise staining, decolouring 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 one such as shops or offices (b) primitent active areas for andi-story ficilitings (where it is a common entry) (c) habitation rooms of develops. (d) areas of operands public rectin with public art or the like, where consistent with the zone and/or external providions.		
PO 12.7 Entrances to multi-storey buildings are safe, altractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entirances to multi-storey buildings are: (a) oriented-lowerds the street (b) ofeenty wisite and easity identifiable from the street and vehicle parlong scese (c) designed to its preminent, accelerated and a vehicenting feature if there are in active or eccupied ground floar unce.		

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202 (d) designed to protect whether, a sense of personal address and transitional opace introd the entry (e) incluid as cleas as practicable to the tilt and / or lobby accedes to minimise the need for long access completes	
	(f) designed to svoid the creation of potential areas of entroprocet.	
PO 12.8	DTS/DPF 12.8	
Building services, plant and mechanical equipment are screened from the public realm.	None are applicable.	
Sakauping	-	
PO 13.1	DTS/DPF 13.1	
Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	accommodates a medium to large tree, except where no building setback from fro	

PO 13.2

Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tail 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.

secondaria w for a real second we second on additional action of construction and the		A60402-2020		
	Site area		Minimum dimension	
	<300 m ²	10 m ²	1.Sm	1 small tree / 10 m ²
	-306-1500 m ²	7% site area	3m	1 medium tras / 30 m ²
	>1500 m ²	7% site area	6m	1 lerge or medium tree / 60 m ²
	There days und days data (Spill-Matrix)			
	Small tree	4-6m mature height and 2-4m canopy spread		
	Medium tree	5-12m 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		s per dwelling
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are appl			
PD 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			levels in height are set back area is incorporated.	al least 6m from

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Policy24 P&D Code (in effect) - Version 2023.13 - 31/08/20				
medium to large trees to be retained or established to assist in screening new				
buildings of 3 or more building levels in height.				
PO 14.1	DTS/DPF 14.1			
Development minimises detrimental micro-climatic impacts on adjacent land and	None are applicable.			
buildings.				
PO 14.2	DTS/DPF 14.2			
Development incorporates sustainable design techniques and features such as	None are applicable.			
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 pravided elsewhere on elle), green roofs and photovoltaic cells.				
PO 14.3	DTS/DPF 14.3			
Development of 5 or more building levels, or 21m or more in height (as measured	None are applicable.			
from natural ground level and excluding roof-mounted mechanicst plant and equipment) is designed to minimize the impacts of wind through measures such				
(a) administration of a second sec				
(a) a padium visitine basis of is fait taken and aligned with the street to defined using from the				
(b) submaniful veneridable around a building to deflect inservent traveling wind fores over				
pedeptices sinula: (c) the placement of buildings and use of setbacks to definct the send at pound level				
(d) avoiding tail often viewations that cousts windy conditions at speed level.				
CurPadhy				
PO 15.1	DTS/DPF 15.1			
Multi-level vehicle parking structures are designed to contribute to active street	Multi-level vehicle parking structures within buildings:			
frontages and complement neighbouring buildings.	(a) provide land uses such as commercial, Heal or other non-cer parking uses along ground floor			
	direct horoages (b) incorporate facate teatments in building elevations facing along major almet frontages that one			
	sufficiently and unit detailed to complement adjacent buildings.			
PO 15.2	DTS/DPF 15.2			
Multi-level vehicle parking structures within buildings complement the surrounding	None are applicable.			
built form in terms of height, mansing and scale.				
Oracle share the addition of Pressy				
PO 16.1	DTS/DPF 16.1			
Development mitigates direct overlooking of habitable rooms and private open	Nore-ses applicable.			
spaces of adjacent residential uses in neighbourhood-type zones through measures such as:				
(a) appropriate site layout and building orientation				
 (a) separations are report to assume an even of habitable founds of assistance of assis				
(c) by/dding setbacins from boundaries including bolisting boundary to boundary where oppropriately that interrupt views or that provide a spatial separation between hadcories or				
veltránex of habitable raems (d) screening devices that are interpaled into the bailding design and have minimal negative effect.				
en realderich ar neighbound emerity.				
Alt molecular development				
Pore slowline and passive survivilances				
PO 17.1	DTS/DPF 17.1			
Dwellings incorporate windows facing primary street frontages to encourage	Each dwelling with a frontage to a public street:			
passive surveillance and make a positive contribution to the streetscape.				

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Not and a second	(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room downwision of 2.4m			
	 (b) has an approprie window area of at least 2m² facing the primary street. 			
PO 17.2	DTS/DPF 17.2			
Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	Dwetlings with a frontage to a public street have an entry door visible from the primary street boundary.			
Onlinede work depending				
PO 18.1	DTS/DPF 18.1			
Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.			
PO 18.2	DTS/DPF 18.2			
Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.				
Arisitary protogenest				
PO 19.1	DTS/DPF 19.1 Accillary buildings;			
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.	 (a) are auditary to a dwalling areated on the ware take (b) have a floor area not exceeding 80m2. (c) are not constructed, added to or allered in that any pert in Musted. (f) in funct of any part of the building line of the dualing to which it is anothery 			
	er: within 900mm of a boundary of the allotment with a secondary errest (if the fand has boundaries on two or more reads)			
	 (d) In the case of a galaxy or page), the galaxy or capacit: is set back at least 5,7m. Non the boundary of the primary street. (ii) when Satisfy a potensy street or secondary street, has a total door i opening not exceeding. A, for dealings of single building level - 2m in width or 50% of the stre frielage, whichever is the least. B, So dealings comprising two or more building levels at the building line testing the same public steat. 			
	 (e) If abusined on a boundary (not being a boundary with a privary object or secondary should, do not exceed a beinght of 15, this indexes: a longer wall or should be abusine and a situated on the association of the secondary and a situated on the secondary and the proposed wall or should be with a bolic birds are site as the webeing abusine with on should be bolic birds to be serve as the webeing abusine in an abusine in an abusine with the transmission in a site or should be abused as the webeing abused wall or should be abused by a birds and abused as the webeing abused are should be abused as the webeing abused are introduced to be accessed as the serve or because written. 			
	If obtained on a boundary of the elicitment (not being a boundary with a primary obtait or secondary attent), attention attention on the boundary will not exceed 45% of the length of the boundary			
	(g) will not be isopated within Sm of any other web along the same boundary unless on an adjacent alte on the boundary there is an existing wait of a building that would be adjacent to or about the proposed well or altructure			
	(h) have a well-beight or post height not essenting 3m above natural ground level (and not including a gable well). (h) have a well-beight of post height not essentiate the set of the being the set of the set o			
	 (i) insee a noof height where no part of the roof is more than the above the natural ground level (i) and in sheet metal, is pre-colour treated or pented in a non-reflective opion. 			
	(k) relative a total area of and teachcoging for the entire derevelopment ate, including, any common property, with a minimum dimension of 700mm in accordance with (d) or (d), whichever is less. (f) a total area or determined by the following table;			
	 a total area as determined by the following table: 			
	Site area (or in Minimum			
	the case of percentage			
	residential flat of site			
	building or			
	group dwelling(s),			

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/20 average site		
	area) (m ²)		
	150-200 15%		
	>200-480 20%		
	>450 25%		
	 the smount of anisting soft landscaping prior to the development occurring. 		
PO 19.2	DTS/DPF 19.2		
Ancillary buildings and structures do not impede on-alte functional requirements such as private open space provision, car parking requirements or result in over-	Anollary buildings and structures do not result in:		
development of the site.	 (a) interprise open space that specified in Design in Urban Arose Table 1 - Private Open Space inter on-site car parking than specified in Transport, Accesse and Perking Table 1 - General Off- Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designal Action. 		
PO 19.3	DTS/DPF 19.3		
Exect 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	The pump and/or filtration system is anciliary to a dwelling erected on the same site and is:		
nuisance to adjacent sensitive receivers.	(a) enclosed in a solid screatio shushes that is located at least the meanet habitable non- located on an adjoining allotner!		
	(b) Texand at least 12m from the nearest habitable room tocated on an adjoining allottners.		
PO 19.4	DTS/DPF 19.4		
Buildings and structures that are another; to an analong nen-residential use do not deract from the streatmask character, appearance of buildings on the site of the development, or the answrity of neighbouring properties.	Non-residential ancillary buildings and attactures:		
nelkonentel behaveer	(a) ann enollary and auberdisate to an existing nen-resistantial use on the same alter (b) Nove a floor area not empeding the following: Notment size Floor area		
	(C) are not constructed, added to or where it so y part is situated:		
	 (i) in threat of any part of the building line of the main building to which it is anothery or or solution of a boundary of the about the land has boundaries on two or more readed. 		
	 (d) in the case of a garage to carport, life gatage or carport: (i) is not back at least 5,5m trans the backbary of the primary street. 		
	(e) If situated on a boundary (not being a boundary with a primary street or secondary street), do re second a length of 15 fer unless.		
	 a langer well or structure within on the adjacent whe and is situated on the serve above theoretical and a structure will be built along the same length of heuritary as the minimum adjacent well or intructure to the serve or lensure extent. 		
	(f) If abuated on a boundary of the allotrent (not being a boundary with a primary street or secondar street), all wate or attractive on the boundary will not exceed 40% of the langth of the boundary		
	(g) will not be located within the of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing well of a building that would be adjacent to or obout th proposed wall or structure.		
	 (h) have a wall height (or post height) not essending. Sm (and not instuding a gable and). (i) have a roof height where no part of the roof is more than for above the natural ground level. (j) If class is shart metal, is pre-rolese treated or painted in a non-enfactive colour. 		
Restande Dendopsent-Lpe Rev			
Digenciej disketatore			
PO 20.1	DTS/DPF 20.1		

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023		
Garaging is designed to not detract from the streetscape or appearance of a dwelling.	Garages and carports facing a street: (a) are silvated as that no part of the garage or corport will be in front of any part of the building line of the dealling. (b) are set back at least 5.5m from the locadory of the primary alreat. (c) have a garage door / opening width not exceeding. The (d) have a garage door / opening width not exceeding 25% of the site freedage unless the dealling has been a garage large (apering with not exceeding 25% of the site freedage unless the dealling has been a more building levels at the building line fronting the same public streat.		
PO 29.2 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: divelling 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 read (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 30%mm from the building line (b) a profile projects of least 1m from the building wall (c) a statumy projects from the soluting wall (d) a versitation fracting the soluting wall (e) a set of a minimum 40mm side state the wall (f) a statumy projects of least 1m from the building wall (e) a set of a minimum 40mm side state and additional 30%mm from the investment (f) a relaxion 30% of the welfth of the upper level projects for wall from the invest primary building line by at least 30mm with a state state are incorporated on the walls of the form elevation, with a maximum of 80% of the building welestion in a single material or finite.		
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		
Pdosto Spine Ripano	·		
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. PO 21.2	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.		
Private open space is positioned to provide convenient access from internal living areas.	Private open space is directly accessible from a habitable room.		
PO 22.1 Soft landscapping is incorporated into development to: (a) minimize feat stategion and reflection (b) contribute strate and abeliar (c) stration for stortwater infitiation and biodownity (d) exhause the appearation of land-and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordiance with (a) and (b): (a) a total area for the winter development one, including any common property, as determined by the following table: Site area (or in the case of residential flat building or group dwelling (s),		

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202 area) (m ²)
	4150 16%
	150-200 15%
	>200-450 20%
	>450 25%
	(b) at least 30% of any find between the primary sheet foundary and the primary building line.
Competiting, Insuite and containentability	
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 with car parking spaces: (b) a minimum length of 5-the per space
	 (ii) a minimum skidt of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car paning spaces (side by side); (i) a minimum length of 5.4m (ii) a minimum siddh 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 Uncovened car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width labeless the centre line of the space and any fence, wall or other obshoution of 3.8m.
PO 23.3 Driveways and access points are located and designed to facilitate sale access and egress while maximising land available for street tree planting, pedeatrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Drivewaty/s and accesss points satisfy (a) or (b): (a) sites with a freelage to a public road of Sters or less, have a width between 3.0 and 5.2 metwore measured at the property boundary and are the order access point provided on the site (b) sites with a freelage to a public road of Sters or less, have a width between 3.0 and 5.2 metwore the order access point in a freelage to a public road grade the site of the order access point provided on the site. (b) sites with a freelage to a public road of Ster or less, have a width or the order access point provided on the site. (ii) have a width content, 3.0 metwored at the property boundary and are the order access points readers and 3.2 metwore measured at the property boundary and no more than leve access points are provided to site, segmented by no less. than 1 m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and closs 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 previded via teachily existing or addipting access point or an access point for which consent has been gravited as part of an application for the division of land (b) when heady proposed, is set back. (i) D: or more there are sheet access point or an access point or an access point for which consent stores access for other externabler ar utility intrastructure, sived pob. Intrastructure services pri, or other externable are utility intrastructure unless consent is provided from the sease or the head of the instit of a street tree unless convert is provided from the the over the advance. (ii) D: to more throw the base of the instit of a street tree unless convert is provided from the the over the advance. (iii) D: the the over the advance of the instit of a street tree unless convert as a street to a lease teaching. (iii) D: the the over the advance. (iii) D: the the over the advance or infrastructure stellatering a guedestrian 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 siled so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ansure a measurem grade change of 12.55.55 in 80 for submit-thenges, and 15% (1 in 6.7) for seg changes, is accordance with AS 2000-12/014 to proved which is bottering or submit-

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	(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 510 degrees trans the wrest touridary to which it takes its access as shown in the fallowing degrees.
	CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY
	0°
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 parloing is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.25 on-street spaces per dwelling on the bite (rounded up to the nearest whole monitor) (b) minimum or park length of 5-tre where a vahiale can erise or estic a space directly
	(c) minimum carges langth of 6n for an informative space located between two other parking spaces, or to an end electruction where the parking is indented.
Rods visige	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public siew.	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) these a monitories area of 200⁶ with a minimum demension of 900mm (separate from any designation or participation of private open spaces); and (b) the a continuous undestructivel park of marks (exclusing monecable objects like galaxs, vehicles and noise doose) with a minimum midth of 900mm between the masks bit storage area and the storad.
Therape of Pottype states limitings	
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-from space between the sublicing and ground level is cled in a material and finish consistent with the building.
Pasteletide Development - Walance and High films (including service) and apartmentery	
- Outingsh and House Riverage	
PO 26.1	DTS/DPF 26.1

communal or private open space,		
	 (a) provide a traditable rooms at ground on first level with a window facing inward the street. (b) Unit the height - subset of solid walks or factors bucing the street to 1.2m high above the foolpath level ar, where higher, to 10% of the site hontage. 	
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 raise by up to 1.2m.	
Install Specific Specific	h	
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.	
haddwirdd ganaddy i'r holli dawd hyddingi		
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, sindows and balconies designed and positioned to be separated from those of other dweilings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor graces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least firs from one enother 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) responsitio daylight, wird, and accusic continions to materials conton and provide visual privacy (b) allow-views and cessal our-witement of the street veloc providing for safety and visual privacy of rearby trong spaces and private addece areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) our corrects (b) projets (c) invites (d) grean facadea (e) operable wells.	
PC 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Baloonies 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 seeds.	DTS/DPF 28.4 Divelence (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) studis: not ince itse from the 3 (b) 1 betreem dwelling / spartment; not ises than the 3 (c) 2 betreem dwelling / spartment; not ises than ton 3 (d) 3+ betreem dwelling / spartment; not see then tom 3	
PO 28.5 Dwellings that use light welfs for access to daylight, outform and ventilation for habitable coms, are designed to ensure a reasonable living amenity is provided.	DT\$/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in beight have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms. (c) above 18m in beight have a minimum horizontal dimension of 6m, or 9m if overlookee by bedrooms.	
PO 28.6	DTS/DPF 28.6 None also applicable.	
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PO 28.7	DTS/DPF 28.7	
	Nore are applicable.	
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.		
Bawillog Geolgenetter		
PO 29.1	DTS/DPF 29.1	
Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes. and a range in the number of bedrooms per dwelling to contribute to housing diversity.	Buildings containing in excess of 10 dwellin fallowing: (a) static (where there is no expande bedroom (b) t leadnown dwelling Fapatment with a four (c) 2 leadnown dwelling Fapatment with a four (d) 3 technoon dwelling repartment with a four bedrooms provides an additional title? for) Hen of at heast 50m ² Hen of at heast 50m ² Hen of at heast 60m ² , mid any deadling, over 5
PÓ 29.2	DT5/DPF 29.2	
Dweltings 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.	None are applicable.	
Companyor brinds		
PO 30.1 The size of lifts, lobbles and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common consider or circulation areas: (a) here a minimum celling height of 2.5m (b) provide access to no more than 6 deelings (c) wider section at apartment enti- cons.	fers where the corridors esseed \$2m in length from a
	1	
Aready		
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occapants.	DTS/DPF 31.1 Dwellings have a minimum internal floor an	as in accordance with the following table:
unageniss:	Number of bedrooms	Minimum internal floor area
	Studio	35m ²
	1 bedroom	50m ²
	2 hedroom	65m ²
	3+ bestrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
P0 31.2	DTROPF 31 2	
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.	
I		

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n-think	DED Code In Stratt Martin 5639 42 34300003
Policy24 IP031.4	P&D Code (in effect) - Version 2023.13 - 31/08/2023 DTS/DPF 31.4
PG 31.4 Battle-sin development is appropriately sted and designed to respond to the existing neighbourhood	Drasurer 31.4 Dweiting sitesiviliatments are not in the fates of a bible-are processorient.
contrat.	
Commoni dani dani dani e	
PO 32.1	DTS/DPF 32.1
Private open space provision may be substituted for communal open space which is designed and which to must the promotion and provide a function.	None are applicable.
is designed and sited to meet the recreation and amenity needs of residents.	
PO 32.2	DTS/DPF 32.2
Communal open space is of sufficient size and dimensions to cale: for group recreation.	Communal open space incorporates a minimum dimension of 5 metros.
PO 32.3	DTS/DPF 32.3
Communal open space is designed and siled to:	None are applicable.
 (a) be deriveniently determined by the divelops which it netrices. (b) have regard to accurate, safety, vecurity and which effects. 	
PO 32.4	DTS/DPF 32.4
Communial open space contains landscaping and facilities that are functional, attractive and encourage	None are applicable.
Jestralistali van.	
PO 32.5	DTS/DPF 32.5
Communal open space is designed and sited to:	Norve are applicative.
(a) in relation la roofiap or elevated gardena, minimise overlooking into habitable norm windows or onto the useable private open space of other dealings.	
 (b) in reliation to ground four communal space, be overlooked by helphable course to facilitate paravier ourselation. 	
Car peaking, occurs and manuscripting	
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 0.35 ph-street car perior per proposed dwalling (munded up to the internet whole
	(b) strictions of park length of 5.4m where a vehicle can enter or soil a space directly
	(c) minimum carpark length of 6m for an internediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2	DT8/DPF 33.2
The number of vehicular access points onto public toads 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	Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:
safe and convenient movement.	
	(a) have a minimum with of 3m (b) for driveneys servicing more than 3 destings:
	(i) Towe a width of 5.5m or even and a tempth of tim or more at the territ of the primary sheet (ii) where the driveness length exceeds 30m, incorporate a passing part of least every 30 management is undersome with of the ord a motioned method.
	metres with a mistimum width of 5.5m and a minimum length of 6m.
	PVP2 PD6 23 4
PO 33.4	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a bable-ave xite, alicer a 885
Residential driveways that service more than one dwelling or a dwelling on a battle- axie site are designed to allow passenger vehicles to enter and exit and manoeuvre	pessenger vehicle to enter and exit the garages or parking spaces in no more than a three-paint turn manoeverie.
within the site in a safe and convenient manner.	
PO 33.5	DTS/DPF 33.5

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reas. at least 15m from sup dowage or and designated for the movement and monourling of vehicles. vehicles. Vehicles. <td< th=""><th>Policy24</th><th>P&D Code (in effect) - Version 2023.13 - 31/08/202</th></td<>	Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202
O 3.4 1 DTEXPF 3.4 1 O 3.4 1 CPEN PF 3.4 1 Sintencepting is provided between extensings on recent and appearance of common areas. CPEN PF 3.4 1 O 3.4 2 CPEN PF 3.4 1 Sintencepting is provided between a deselling and common diversarys to improve appearance and assist in stormwater inneagement. CPEN PF 3.4 2 Sintencepting is provided between a deselling and permatability of permitter of a permatability of permatability of permitter of a permatability of permitter of a permatability of permatability of permitter of a permatability permitter permatability of permitter permitter of a permatability	Dweilings are adequately separated from common driveways and manoeuvring areas.	
a districtioning is provided between dwellings and common driveways to improve the a district, in foor of a garage or building entry, soft isotoparties and appearance of common areas. OTHE Than where boated directly in foor of a garage or building entry, soft isotoparties and appearance of common areas. 034.1 DTESOPF 3.1 Battle-seeping with a minimum dimension of the provided between a dwelling and permeability to grant a minimum dimension of the provided between a dwelling and permeability to grant a minimum dimension of the provided between a dwelling and permeability to grant and the subset of an intervent of the provided between a dwelling and permeability to grant and the subset of an intervent of the s	und services	
e outlock for occupants and appearance of common areas. Intraduced part occupants and papearance of common areas. Intraduced part occupants and appearance of common areas. Intraduced part occupants and papearance of common areas and papearance papearance of a part occupant and papearance of a part occupant and papearance of the substate part occupant and papearance of the substate part occupant areas and papearance papearance of the substate papearance of the substa	PO 34.1	DTS/DPF 34.1
attle-ase or common driveways storeports liadscaping and permeability to procee appearance and assist in stormwater management. Battle-ase or common driveways statisty (a) and (p): (a) are contrubuted of a solitune of 50 permeable or ports material (b) when the dreway is believed from the store or the store or metodade of the store to the store or management and the store of the store or metodade of the store to the store or management and the store of the store or metodade of the store to the or common driveways statisty (a) and (p): (a) are contrubuted of a solituble store to the store or metodade (b) when the dreway is believed formwater of the store or metodade (b) when the dreway is believed formwater of the store or metodade (b) when the dreway is believed formwater of the store or metodade (b) when the dreway is believed formwater of the store (b) are or applicable. 0 35.1 to store or subtable noteenal clothes drying facilities. DTSROPF 35.1 None are applicable. 0 35.1 to store or subtable noteenal clothes drying facilities. DTSROPF 35.3 None are applicable. 0 35.4 to store or subtable noteenal is bronge areas are located areasy from dwelling. DTSROPF 35.4 Decladade wester and recyclable material storage or window. 0 35.5 three wester bins cannot be convertiently collected from the store, provide (b) according the material storage areas are located areasy from dwelling. DTSROPF 35.5 None are applicable. 0 35.6 three wester bins cannot be convertiently collected from the store, provide is on or window. DTSROPF 35.6 None are applicable. 0 35.6 three wester bins cannot be convertiently located and screened on polici view. DTSROPF 55.6 None are applicable. 0 35.1 to stare to trace. DTSROPF 55.1 No	Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	landscaping with a minimum dimension of 1m is provided between a dwelling and
reprove appearance and assist in stormwater management. (a) are controled of a solution of SN permeable op porce material (b) when the diverse is assisted in stormwater management. (b) when the diverse is assisted in stormwater of the permeable op porce material (c) are controled of a solution of SN permeable op porce material (c) when the diverse is assisted in stormwater of the permeable op porce material (c) the solution is made for sublative mathors facilities close to the major pederation entry is the site controlement of a sever period. (c) TISOPF 35.1 (c) the solution is made for sublative mathors facilities diverse diverse is assisted in stormwater of accommodiation and is made for sublative external closes and recyclative material storage areas are located away from dwelling. (c) TISOPF 35.1 (c) to control for sublative material storage areas are located away from dwelling. (c) TISOPF 25.4 (c) to control for sublative nonzero diverse is the subscription pair. (c) TISOPF 25.5 (c) to a subscription is accommodiate the start provide and screened account of the subscription is applicable. (c) (c) to subscription is accommodiate the start provide and screened account of the subscription is accommodiate the start provide and screened account of the subscri the subscri subscription is accommodiate the start provide and s	PO 34.2	
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Non-ever applicable. O 15.1 O 15.3 O 15.3 O 15.4 O 15.5 Ib best environment to conventent to contendenting the nature of accommodation and obtility of occupants. O 15.3 O 15.4 O 15.5 None are applicable. O 15.4 O 15.4 O 15.5 None are applicable. O 15.4 O 15.5 Note are applicable. O 15.6 O 15.5 Nore are applicable. O 15.5 Nore are applicable. O 15.6 Nore are applicable. O 15.7 Nore are applicable. O 15.8 Inhere waste bins cannot be conveniently collected from the state, provision is accel for on-twindow. O 15.6 Inhere waste collection, deligeed to accommodate the sate and screee	Tele Facilities - Ministe Directore	A
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attractive and encourage recreational use. PO 39.6 DT5/DPF 39.6	PO 39.5	DTS/DPF 39.5
		None are applicable.
Communal open space is designed and sited to: None are applicable.	PO 39.6	DT5/DPF 39.6
	Communal open space is designed and sited to:	None are applicable.

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(a) In relation to nontop or elevated gardeno, toleinoise overheaking into habitable room windows or onto the usuable private open space of other theatings.	
(b) In relation to ground their continuous apace, be eventorised by highlighter reense to facilitate passive surveillance.	
The Facthian (Wester Berrage	
PO 40.1	DTS/DPF 40.1
Development is designed to provide storage areas for personal items and	None are applicable.
specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	
PO 40.2	DTS/DPF 40.2
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of accupants.	None are applicable.
PO 40.3	DTS/DPF 40.3
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 48.4	DTS/DPF 40.4
Provision is made for suitable household waste and recyclable material storage	Norie are applicable.
facilities conveniently located away, or screened, from view.	
PO 40.5	DTS/DPF 40.5
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6	DT5/DPF 40.6
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.
PO 40.7	DTS/DPF 40.7
Services, including gas and water meters, are conveniently located and screened from public view.	None are applicable.
(Andres Answersteilattin	
PO 43.1	DTS/DPF 41.1
Student accommodation is designed to provide safe, secure, attractive, convenient	Student accommodation provides:
and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the	 e samps of iving options to meet a variety of accommutation meets, such as one-bodroom, boo- bodroom and deabling access, only
requirements of student life and promote social interaction.	(b) common or subarray access since (b) common or shared (polities to enable a more efficient use of space, including: (i) shared costing, bundly and estimate drains (scilities
	 (i) interest and enternal control and potential and potential part potential of a social potential and potential part potential part potential potential
	(60) common storage facilities at the rate of Bm ² for wany 2-deallings or stadents (IV) common sensite parking in accordance with Teamport, Access and Parking Table 5 -
	General CH-Bruei Car Parting Requirements of Table 2 - CH-Binet Car Parting Requirements in Designated Areas (y) biogcle parking at the rate of one space for every 2 students.
PO 41.2	DTS/DPF 41.2
Student accommodation is designed to provide easy adaptation of the building to	None are applicate.
accommodate an alternative use of the building in the event it is no longer required for student housing.	
All types real-balled developments	

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

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
Walne Bearline Bearlijes	
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.
Minoh-anaja stol Minoh Suzaling dad Uzhadneg	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wast-down areas used for the cleaning of vehicles, plant or equipment are:	DTS/DPF 43.1 None are applicable.
 (a) designed to contain all wantevaller likely to pollule atomaster within a bundled and nonled area to exclude the entry of estemat surface storewater cur-oft. (b) proved with an importance provide a failed washereder collection. (c) of sufficient size to prevent hybrids. cc or "very spray" of washereater term the weak-down area are designed to drain washereater to obtain the submetator with a submetator disposed to a sever, private or Community Washereater Monagoment Schwere or "(ii) a holding lark and its subsequent removal off-site on a regular basis. 	
Letweey Dissidepensed	
Medinalizes and Secon	
PO 44.1 Development with a primary strast comprising a faceway, alley, lane, right of way or similar scinor Bunoughtani drip occurs where:	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, iame, right of only or similar public sharolightere.
 (a) existing utility infrastructure and services are capable of accorrectating the development. (b) the primary structure and services are capable of accorrectating the development. (b) the primary structure and services are capable of require aervices vehicles (such as aware callection). (c) a development interaction or upgrading of infrastructure on public tent (such as foolpethic and accorrectating the rearrangency and security are development). (d) softly of polaritizes or vehicle increased. In maintained any meansary grade transition is accorrectedated within the time of the development to support an appropriate development intensity and orderly development of land. Providing these boundary development of land. Providing these boundary development of land. 	
Decis	
the last start string.	
PQ 45.1	DTS/DPF 45.1
Decks are designed and siled to: (a) complement the associated balating form (b) minimise inspects on the streetscape through siling behind the building line of the principal building (unless on a significant silement or open space) (c) minimise out and RL and overall messing when viewed from adjacent land.	Decise: (a) where ancitary is a dealing: (i) are not constructed, added to or alternal so that any part is situated: A. is tract at any part of the building line of the dwelling to which it is ancitary ar B. within 900ment of a boundary of the attatement with a secondary street (if the land has boundaries on two or more needs)
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Policy24	()	210-041	P&D Code (in effect) - Ver	and the state of the second second
	çi (h	 when all ground sheets a entire a 700mm 	techwel to the dwelling, has a finished floo foor level of the dwelling resolated with a recidential cae, retains a evaluational site, including any common p in accordance with (A) or (R), whichever i	Nevel consident with the finished table area of soft levelscoping for the operity, with a minimum dimension of a term.
		Α.		Minimum percentage of site
			-+190 150-200	10% 15%
			>200-450	20%
			>450	25%
	(i) (ii) (ii)	we out purpose) are act) inverse frames, has	the product of existing acit (endoceping) tion with a non-test-dential use: tests at least 2 metres from the Doundery - 10. Inch at least 2 metres from a public road. Saar area not exceeding 20m ² s finished floor-level not exceeding 3 metre	at an adjubition used for residential
PO 45.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	side or rei incorporat	h a finished Ir boundari e screening	floor levels's 500mm or more abo es shared with a residential use in with a maximum of 25% transpa e of the deck not less than 1.5 m	a neighbourhood-type zone rency/openings, permanently
PO 45.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	primary un 1 - Generi	d for come ie of the su ii Off-Stree	nercial purposes do not result in l bject land than specified in Trans t Car Parking Requirements or Ti igneled Areas.	port, Access and Parking Table

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)		Table private open space sme: (a) Site sma <30 tm ² : 24m ² located behind the building line. (b) Site area × 301m ² : 50m ² located behind the building line.

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		Minimum directly accessible from a living room: 16m ² / with a minimum dimension 3m.
Cabin or caravian (permanently fixed to the ground) in a residential park or caravian and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground	Dwellings at ground level:	16m ² / minimum dimension 3m.
level dwellings	Dwellings above ground level:	
	Studio (no separate bedroom)	4m² / minimum dimension 1.8m
	One technism dealling	8m ² / minimum dimension 2.1m
	Two-bedroom dealing	11m ² / minimum dimension 2.4m
	Ytrise + beskoort diselling	15 m² / 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 users and landscapes.	

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Step	
PQ 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 201 (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 establishmen management and harvesting are set back 50m or more from any sensitive receiver.
Shiper Protection	1
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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023	
P0 2.1	DTS/DPF 2.1	
Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) (ntegrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	None are applicable.	
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve subvation (excluding spot subvations in drabage lines: (b) ers ant back. 20th or more from the baths of any major waterocares is third-aster or higher well-course), late, neurosit, well-and or ainthird (with direct course) of an equility) (c) are set back. 10th or more from the barries of any lines or second order waterocares or knitches (well-no direct connection to an equility).	
iye kinageuned		
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements,	DTS/DPF 3.1 Contenencial forestry plantations provide: (a) 7m or more vide science boundary finitesaks for plantations of 40ha or less. (b) 10m or more vide actional boundary finitesaks for plantations of 40ha or less. (c) 20m or more vide actional boundary finitesaks for plantations of solveen 40ha and 10hn and 10hn action or more vide actional boundary finitesaks. (c) 20m or more vide actional boundary finitesaks or greater. Note: Finitebreaks 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 racks.	DT\$#DPF 3.2 Commercial foresthy plantation fire management access tracks: (a) are incorporated whin all trebreaks (b) em 7m or more wate with a vertical dearance of 4m or more fact are appropriately dereaded and provide voltation to the track are to through access track are appropriately dependent and provide voltation turnerand weak for the digiting vehicle (d) partition the plantation into units of 400e or tess to area.	
ingen den Organisaan		
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 cleanance distance between plantings and transmission lines	
	500 kV Tower 38m	
	275 kV Tower 25m	
	132 kV Towor 30m	
	132 kV Pole 20m	
	86 KV Pole 20m	
	Less than 66 kV Pole 20m	

Housing Renewal

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Assessment Provisions (AP)

Policy24

The Housing Revewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

- (a) The Bouth Australian Housing Toust either individually or juintly stills other persons or bostes
- (b) a provider registered under the Community Hausing National Law participating in a program relating to the revenual of Insusing endorseel by the Doubh Augitation Housing Trust

Desired Outcome (DO)

Do I 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
Card (ijon end jalmmilig	
P0 1.1	DTS/DPF 1.1
Residential development provides a range of housing choices.	Development comprises one or more of the following: (a) detaches dwellings (b) seri-detaches dwellings (c) see dwellings (d) group dwellings (e) meternitie fiel beldings.
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.
Shinhay Weigh	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to publi transport, centres and/or open space.	DTS/DPF 2.1 c 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.
Penny lana belan	•
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, ewning or similar structure) than 3m.
bacantary Bosst Zadicark	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building wells and public streets and contribute to a suburban streetscape	DTS/DPF 4.1 Buildings are set back at loast 900mm from the boundary of the allotment with a secondary street frontage.
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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023			
character.				
Residery Web				
PO 5.1 Boundary wells are limited in height and lerigth to manage visual impacts and access to natural light and venitation.	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 or only one side boundary and satisfy (a) or (b): (a) site at abult a boundary wall of a building on adjoining land for the same length and beight (b) do not. (b) exceed 3.2m in beight from the lower of the natural of finished ground level (i) exceed 1.5m in length when contrived with other wate on the boundary of the tabject development site, a maximum 40% of the levels of the boundary (iii) when contrived with other wate on the boundary of the tabject development site, a maximum 40% of the levels of the boundary endowed walls on the subject levelopment site, a subject land.			
PO 5.2 Dwellings in a semi-detached, row or ternace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dweilings 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.			
We have been been been been been been been be				
PO 6.1 Buildings are set back from side boundaries to provide: (a) asperation between dwellings in a way that contributes to a suburban character (b) escale to natural light and vertilaties for neighboure.	DTS/DPF 6.1 Other than waits located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wait height case not enceed the - at least 900mm. (b) for a well theight case not enceed the - at least 900mm. (c) was blue of the tooling and the wall height escends the - at least 900mm. (c) was blue of the tooling. (c) was and their south forcing and the wall height exceeds the - at least 1.6m from the boom too the state to which the height of the walt exceeds the rate at the set of 153 of the used to which the height of the walt exceeds the form to be one too the other to be placed to the walt exceeds the form the place to 153 of the user to which the height of the walt exceeds the form to be one too the form the place to 153 of the user to which the height of the walt exceeds the form to be one too the form the place to 153 of the user to which the height of the walt exceeds the form to be one too the form to be placed.			
Ryee Brandwy Johnesk				
PO 7.1 Buildings are set back from mar boundaries to provide; (a) reparation between dwellings in a way that contributes is a suburban character (b) access to catural light and ventilation for neighbours (c) private open space. (d) space for tendecaping and segetation.	DTS/DPF 7.1 Devellings are set back from the near boundary: (a) Second on the first building level (b) Second for any subsequent building level.			
Beddinge devoktor, deviger				
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 faneway) or a common driveway: (a) a minimum of 30% of the building elevation is set load: an additional 300mm from the building elevation facing any other public road (other than a faneway) or a common driveway: (a) a minimum of 30% of the building elevation is set load: an additional 300mm from the building elevation (b) a perior perform projects at least for from the building elevation (c) a backet projects that the building elevation (d) a minimum 400mm within the building elevation (e) any and a minimum 400mm within enternal along the width of the front elevation (f) a minimum 400mm state of the species lowest projects from the species lowest provide from the lower tweet primary building alevation within the species lowest from the low and is of the building elevation is a single material or the building elevation.			
PO 8.2	DTS/DPF 8.2			

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Policy24 Dwellings incorporate windows along primary street frontages to encourage passive	and the second	CONTRACTOR AND	rsion 2023.13 - 31/08/2023			
surveillance and make a positive contribution to the streetscape.	monistraum industrial ratio	eindow facing the primary street for m dimension of 2-len dow area of at least 2m ² facing the				
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.	DTSIDPF 8.4 None are applicable.					
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily installatic form the viscot (c) designed to include a common mailback situation.	DT5/DPF 8.5 None are applicable.					
Dubyo and ganality						
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 dwellin the street frontage or priv		It an external outlook towards			
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.					
Pologia Dyper Repetra						
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 pri Dwelling Type	ovided in accordance with 9 Dwelling / Site Configuration	ne following table: Minimum Rate			
	Dwelling (at ground level)		Total area: 34m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m			
	Dwelling (above ground level)	Studio	4m² / minimute dimension 1.8m			
		One bedroom dwelling.	8m² / minimum-dimension 2.1m			
		Two bedroom dwelling	11m ² / minimum dimension 2.4m			
		Three + bedroom dwelling	15 m² / minimum dimension 2.8m			

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023				
PO 10.2	DTS/DPF 10.2				
Private open space positioned to provide convenient access from internal living areas.	At least 50% of the required area of private open space is accessible from a habitable more.				
PO 10.3	DTS/DPF 10.3				
Private open space is positioned and designed to:	Noné are applicable.				
 (a) provide immaldo sixtdoor opace that suits the resolu of occupants; (b) take advertisage of desirable orientation and vision; and (c) adequately define pulsis and private space. 					
Washiphay					
PO 11.1 Development mitigation direct overbooking 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 residentia allotmentiate satisfy one of the following: (a) are permanently obscured to a height of 1.5m slove finished foor level and are fault or not capable of axing-opened more than 200mm (b) have all height og valer then or equal to 1.5m above finished foor level (c) have all height og valer then or equal to 1.5m above finished foor level (c) have all height og valer then or equal to 1.5m above finished foor level (c) have all height og valer then and alled adjacent to any period the window have then 5.5m above the finished foor.				
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 balance or terrace will be a public real, public cond means or public reason of the balance or ensure that is at least 15m wide in all places back by the balance or ensure or public ensure of at sides of balance or terraces on import building levels are permanently obscared by the balance of terraces on import balance of the balance of				
PO 12.1 Soft fandscaping, is incorporated into development to: (a) relativise stade are shaller (b) reactivise stade are shaller (c) maximise diameter inflication and locificently (d) evitance the appearance of tend and obsetscapes.	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: Develop site area (minimum dimension of reademinal flat solding or group deating(c); somage site area) (minimum perventage of station area (minimum perventage of station area) (minimum perventage of station area (minimum perventage of station area) (minimum perventage of station area (minimum perventage of station area (minimum perventage of station area (minimum perventage of station area) (minimum perventage of station area (minimum perventage of station area) (minimum perventage of station area (minim				
Ryder Xonoffyst Sonige					
PQ 13.1 Residential development is designed to capture and use atomswater to: (a) eventsize efficient use of water resources (b) manage peak stormester noof has and solare to ensure the carrying capacities of desentment, estame an not overleaded (c) manage runnif quality to maintein, as cleas as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.				
des Particip					
PO 14.1	DTS/DPF 14.1				
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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023		
On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	On-site car parking is provided at the following rates per dwelling: (a) 2 or fease tectores - 1 car parking space (b) 5 or mere betrooms - 2 car parking space.		
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convertient,	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any words storage area): (a) einsis parking spaces: (i) a relation of 5.4m (ii) a minimum with of 3.0m (iii) a minimum vielth of 3.4m (iii) a minimum vielth of 5.4m (iii) a minimum vielth of 5.4m (ii) a minimum vielth of 5.4m (iii) a minimum vielth of 5.4m (iii) minimum garage deer width of 2.4m per opace.		
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 balaxees the centre lipe of the space and any fence, well or other obstruction of 5.5m.		
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 Bat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dweiling.		
Gueviladiating			
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.		
Weds			
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (asparate from any designated car public galaxies or private span apace); and (b) has a continuous out-should be for the span apace); and (b) has a continuous out-should be for the span apace); and (c) has a continuous out-should be for the span apace); and (b) has a continuous out-should be for the span apace); and (c) start doors) with a minimum width of \$00mm between the vestor bin storage area and the store).		
PO 16.2 Residential flat buildings provide a declicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) conversel from stporing land and public roads. (c) dissidement considering the intensity and nature of the development and the beganning of collection.	DTS/DPF 16.2 None are applicable.		
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PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximizing 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 backing number or sufficience scales pain for which constructions guinted is part of an application for the division of land (b) white enably proposed, is soft back: (c) or more form any simet limitary of the division of land (b) discover more form any simet limitary of the division of land (c) are more form any simet limitary of the provided from the added evence (ii) 0-5m or more form any simet limitary of the provided from the added evence (iii) 2m or more from the issue of the trait of a intervective unless consert is provided from the added evence (iii) 0m or more from the issue of the trait of a intervection of 2 or more coads (iv) outside of the marked limit or infrastructure destructing a predestries creasing.				
PO 17.3 Criveways are designed to enable sufe and convenient vehicle movements from the public road to on-site parking spaces.	DTSIDPF 17.3 Driveways are designed and sibed so that: (a) The preference of the driveway does not surrent to any out of 1 in 4 and includes transformers and on any other than the driveway does not surrent to any out of 1 in 5 for 1 in 6 in 5 in 10 in 10 internet to any other on 100 of 100 of 100 or 100 internet with 40 2080. EXOMA to present whether the driveway does not surrent to any other than 30 of 100 or 100 internet bias of 100 of 100 or 1				
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 sta's street horizage, on-street parking is retained in accordance with the following requirements. (a) minimum 0.10 on-street space per deabling on the site (counted up to the reserved whole runnbert) (b) minimum car park length of 5.4m where a vehicle case enter or out a space directly retrieves two other parking space or is an end obstruction where the parking is indented.				
PO 17.5	DTS/DPF 17,5				

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023			
Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	Driveways that service more than 1 denting or a denting on a battle-axe wher. (a) toors a minimum width of 3m (b) for driveways samicing more than 3 dentilings: (b) for driveways samicing more than 3 dentilings: (i) tools width of 5. Bin or more and a length of 6m or more at the terb of 9e primary street. (ii) where the driveway length exceeds 30m, incurporate a passing point of least every 30 material width of 5.5m and a Histohnum length of 6e.			
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 ac a lattle-use site, allow a B85 passenger vehicle to onler and exit the garages or particing spaces in no more daws a three-point turn management			
PO 17.7 Dwellings are adequately separated from common driveways and manoes/vring 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.			
Ronge				
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18,1 Divetlings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) static not less than $8m^2$ (b) static not less than $8m^2$ (c) Staticon dwelling : apartment: not less than $18m^2$ (d) bit loadmoon dwelling : apartment: not less than $18m^2$ (d) bit loadmoon dwelling : apartment: not less than $18m^2$			
Bullouides				
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTB/DPF 19.1 The development does not involve: (a) excession exceeding a vertical height of tes or (b) Ming enceeding a vertical height of tes or (c) a total combined excession and filling vertical height exceeding 2m.			
danina ministra subidadatan				
PO 20.1 Dwettings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The sills and building: (a) have the shifty is be corrected to a permanent polable series supply: (b) have the shifty to be connected to a series uptation, or a supply device the shifty to be connected to electricity supply (c) have the shifty to be connected to electricity supply (d) have the shifty to be connected to electricity supply (e) weakling to be connected to an adequate event supply (and pressure) for fre-fighting purposes (e) weakling to be connected to the Regulations prescribed for the purposes of the Electricity Act 1996.			
Bilty-conjunturiejus				
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d); (a) does not involve a change in the use of land (b) involves a change in the use of land first does not constitute a change to a <u>more sensitive use</u> of land first does not constitute a change to a <u>more sensitive use</u> of land in <u>ordinative sensitive use</u> of land in <u>a site content set in site content set in <u>site content set</u> of an <u>ordinative set</u> of land in <u>a site content set</u> of land set of land set in <u>site content set</u> of land in a site content set of land set in the landsceture (d) involves a <u>site content set</u> of land first does not set of land in a site content set of land set in the landsceture (d) a land contant/indication used in readow in the previous 1 years which sites to be not set in the set of land which site previous 1 years which sites to be in the set of land which site in the site in the site of land which site set of land site in the site of land which site set of landsceture (d) a land contant/indication in the biase which which site set of landsceture (e) a land contant/indication in the biase which which site set of landsceture (e) a land contant/indication in the biase which which sin the sind lands </u>			

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Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Des	IFOR	60	me
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Efficient provision of infrastructure networks and services, renewable energy facilities and ancitary 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		
Damed			
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent	DTS/DPF 1.1 None are applicable.		
development and land uses.	a naciona nacional della constante e constante		
Waatheedig	•		
P0 2.1	DTS/DPF 2.1		
The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and anoilary development is minimised from townships, scenic routes and public roads by;	None are applicable.		
 (a) utilising technols of the natural tendaceps to obscure views where practicable (b) sing development below ridgelines where practicable (c) evoluting viewally excellent and explicitant insolutions and explicit on the practicable (d) using materials and fracture with low-inflatcibly and colories that complement the sumauritings (e) using materials and fracture with low-inflatcibly and colories that complement the sumauritings (f) incorporating isodecaping or bandware maximize around the perimeter of a site and between edgeant afortments accommodates or a read to private excession. 			
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.	and the second
Rendelfalled	
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.
Hause Miningstood	
PO 4.1 Infrastructure and renewable energy facilities and anciliary 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 Buehline 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.
Elertérélegi biteszteszkeri serő Rodery Steckyi Pacifika	
PO 5.1 Electricity inheastructure is localad to minimise visual implacts through techniques including: (a) sting oblics and services: (i) on sees simply claimed of rative regetation (ii) where there is advired claimed of rative regetation (iii) where there is advired claimed of rative regetation (iii) shore there is advired claimed of rative regetation (iii) shore there is advired claimed of rative regetation (iii) shore there is advired claimed and distribution to existing native regetation or beginned. (b) grouping stilling buildings and idactories 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.
Televersenselseleth Socilless	
PO 6.1 The problemation of telecommunications facilities in the form of toweru/monopoles in any one locality is managed, where sechnically feasible, by on-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	DTS/DPF 6.2		
Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and writigate impacts or visual amenty.	Nore are applicable.		
contrailline more rest in manue datore cale diffusione dato extreme interpretation de la contractica			
PO 6.3	DTS/DPF 6.3		
Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:	Nore are applicable.		
(a) where inchrically feasible, incorporating the facility within an existing structure test may serve another purpose			
or all of the following:			
 (b) using avising buildings and landscape features to obscure to interrupt views of a facility from nearby politic measure, measured areas and places of high public amendy to the volant practical entropy function and the difference of the facility from the second practical underly indexing the difference provided at the environment of the e			
Research Engel Veilles			
P0 7.1	DTS/DPF 7.1		
Renewable energy facilities are located as close as practicable to existing	None are applicable.		
transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.			
Accurate Grupp Nulline (Med.Perc)			
PO 8.1	DTS/DPF 8.1		
Visual impact of wind turbine generators on the amenity of residential and tourist	Wind surbine generators are:		
development is reduced through appropriate separation.	 (a) art back at issue 2000m from the base of a technic to any of the following zonus: 		
	(iii) Township Zone (i) Township Zone		
	(iii) Rosé Uning Zone (iv) Rhad Heighbourkasd Zone		
	nette nes additionai 10m uptback per additional metre over 150m overali turbim beight (measured		
	(b) we back at least 1900m from the back of the furthers to non-associated (non-asker)other) deelings and fourist accommodates		
PO 8.2	DTS/DPF 8.2		
The visual impact of wind turbine generators on natural landscapes is managed by:	None are applicable.		
	canan-ma-abbuvaria.		
 (a) designing while furthere generations to be uniform in colour, size and shape. (b) coordinating blade rulation and direction. (c) mounting whild furthere generations on blackar towers as especied to lettice levers. 			
PO 8.3	DTS/DPF 8.3		
Wind turbine generators and ancillary development minimise potential for bird and bat strike.	None are applicable.		
P0 8.4	DTS/DPF 8.4		
Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.		
PQ 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.		
Monnedah-(Song), Facilitas (Salar Popue)			
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Policy24		P&D C	ode (in effec	t) - Versio	n 2023.13 - 31/08/2023
PO 9.1	DTS/DPF 9.1				
Ground mounted solar power facilities generating SNW or more are not located on land requiring the dearrance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	None are applicable.				
PO 9.2	DTS/DPF 9.2				
Ground mounted solar power facilities allow for movement of wildlife by:	None are appl	icabie.			
 (a) incorporating whill considers and helpital refuges. (b) analytic provides the use of extensive security or particles feacing or incorporating feacing that enables the passage of small entrals without unreasonably comprehensing the security of the facility. 					
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 fand boundaries, conservation areas and relevant zones in accordance with the following criteria:				
	Generation Capacity	Approximate size of array	Setback from adjoining land Roundwy	Setlack from opneervation areas	Selbech from Township, Runal Rolforment, Russi Heighbourhood and Ranal Living Zones ⁵
	10800-	R0a+	30m	ithin	210%
	10884<58889	1810-18010	25.0	\$00m	1, 58/04
	SERV-TOANV	tha to <16ha	20m	800m	skm
	1006-5007	1.0hesto-bha	150	500m	500m
	2008/8519892	0.5bart.6ba	10im.	500m	10016-
	<15000	<0.8%	8m	900m	,28m
	Notes: 1. Does not apply when the site of the proposed ground mounted solar power facilities is located within one of these zones,				rounted solar power facility
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 infrestructure access and bushfire safety considerations.	None are applicable.				
Apaleparat-PhotostSpinopean Facilities					
PO 10.1	DTS/DPF 10.1	1			
Hydropower / pumped hydropowar facility storage is designed and operated to minimise the risk of storage dam failure.	None are appl	icable.			
PO 19.2	DTS/DPF 10.2				
Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covera, operational measures or detection systems.	None-are applicable.				
PO 10.3	DTS/DPF 10.3	3			

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023	
Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine openations or water sources subject to such processes, now or in the future.	None are applicable.	
Thin- Insidy		
PO 11.1 Development is connected to an appropriate water supply to meet the origoing 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 Dweflings are connected to a reboulated 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 tark or tarks capable of holding at least 50,000 lines of water which is: (a) exclusively for demantic use (b) connected to the text of the development.	
Stedanster Series		
PO 12.1 Development is connected to an approved common wattewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-alte service is provided to meet the origoing requirements of the intended use in accordance with the following: (a) It is aboly located and obtained with velopment of the interdement, or manse water researces from on-alte disposal of field waterweaters, or cartors, grant, or manse water rescures from on-alte disposal of field waterweaters determined is not interview (b) It is new where there is a high risk of cartominations of under a patients are instuded to minimize the rescures from on-alte disposal of field waterweaters disposal areas ere included to minimize the rescures and flood proves, aloging, safere or poorly drained land to minimize environmental harm.	DTS/DPF 12.1 Development is commedied, or will be connected, to an approved common wastewater disposal service with the copacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site water treatment system in accordance with the following: (a) the system is whely isolated and contained withis the elicitreet of levelopment it will service; (b) the system will compty with the requirements of the South Australian Public binatit. Act 2011.	
PO 12.2 Effluent drainage fields and other washewater disposal areas are maintained to ansure 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.	
Yogenty facility		
PO 13.1 In rural and remote locations, development that is likely to generale 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 alted and operated to minimize environmental impact.	DTS/DPF 13.2 None are applicable.	

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

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

Desired Outcome (DO)

olicy24

Desired Outcome		
1001	Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that nsinimises their adverte 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	
Aking-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, deiries 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 alted, 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 Dairtes and associated activities such as wastewater togoons and isputd/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 Dairles, associated wastewater lagoon(s) and liquidisolid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other swereship.	
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.	
94.pm		
PO 2.1 Storage of manume, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring varies (b) avoid patieting water recoveres (c) be incoded uside 15 AEP food event areas.	DTS/DPF 2.1 None are applicable.	
Suid and Miller Production		
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) 600m or more from a public water supply reserveir	

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
 (a) public water supply reservoirs. (b) major watersourses (died order or higher aboant; (c) any offer watercourse, bore or web used for domestic or stock water supplies. 	 (b) 200m or more from a major valarcourse (timit order or higher stream) (c) 100m or more from any other valarcourse, bore or well used for domestic or stock water supplies.
PO 3.2	DTS/DPF 3.2
Intensive animal hasbandry operations and duines incorporate appropriately designed effluent and run-off facilities that:	None are applicable.
 (a) Insist sufficient supportly to hold effluent and runott from the operations on site (b) ensure effluent abox not informer and policies groundwater, soil or other water ensurces. 	

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome		
1 00	Development is located and designed to mitigate adverse effects on or from neighbouring and provimate land uses.	

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

Performance Outcome		isfy Criteria / Designated rmance Feature
Operant Lond Care University		
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.	
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DT5/DPF 1.2 None are applicable.	
Phone of Operation		
PO 2.1 Non-residential development does not unveasionably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for	DTS/DPF 2.1 Development operating within the following hours:	
sensitive receivers through its hours of operation having regard to:	Class of Development	Hours of operation
 (a) the native of the development (b) mitigate off-able inspacts (c) the outers to which the development to desired in the zone (d) measures that sight be taken in an adjacent zone primarily for sampling the integrate advants integrate without semanchildy comparentiates the integrate. 	Consulting room	7am to Spm, Monday to Friday Sam to Spm, Saturday
	Office	7am to Spm, Monday to Friday 8am to Spm, Saturday
	Shop, other than any one or	7am to 9pm, Monday to Friday

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	combination of the following: (a) restautent (b) Rurel Loninceps Zere, Ruel Zone or Ruret Heritouture
Oversing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a relighbourhood-type zone is minimised to maintain access to direct winter surtight b. other zones is managed to enable access to direct winter surtight.	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 relighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the tore of development serverylated in the acce (b) the elements of the solar energy facilitie (c) the element is which the solar energy facilities	DTS/DPF 3.3 None are applicable.
PO 3.4 Development that incorporates moving parts, including windmits and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow ficker.	DTS/DPF 3.4 None are applicable.
Archelines Dennandrug Holms or Villentiller	
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 Amass for the cm-sile manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and siled to not unreasonably impact the amenity of adjacent somalive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to note and vibration by adopting techniques including: (a) locating openings of buildings and associated services weak from the interface with the adjacent somation receivers and zones primarily intended to accommodate sensitive receivers and zones primarily intended to accommodate sensitive receivers and zone primarily intended to accommodate sensitive receivers and zone primarily intended to accommodate sensitive receivers and zone primarily intended to accommodate sensitive receivers are atoms protocols intervention sectores from adjacent sensitive receivers (c) howing plant and equipment within an enclosed structure or acoustic enclosure (d) previding a unlike security barries between the plant and 2 or equipment with a sensitive receiver. 	DTS/DPF 4.2 Nore are applicable.

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

Policy24	P&D Code	e (in effect) - Version 2023.13 - 31/08/2023
PO 4.3 Fixed plant and equipment in the form of pumps and/or fibration 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 (a) enclosed in a solid acoustic structure located at least 5in from the nearest habitable room or or (b) xoosted at least 12in 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 lawfußy 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 edjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarity intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating musi achieve the following noise level	c includes noise attenuation measures that well :
	Assessment location	Music noise level
	Externally at the nearest existing or envisaged noise sensitive location	Lets than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8d8).
fectually.		
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 ianefully 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 huisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating sparopriate treatment technology before extraust envisione are misesed (b) booting and designing chemorys or exhaust two to missions are initiated envisions, taking into account the incation of sensitive receivers.	DTS/DPF 5.2 None are applicable.	
- Yene alter	1	
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 Nore are applicable.	
PO 6.2 External lighting is not hazardous to molorists and cyclists.	DTS/DPF 6.2 None are applicable.	
deline Bellevellelip (Open		
		Printed on 10/9/2023

olicy24 20 7.1	P&D Code (in effect) - Version 2023.13 - 31/08/202 (DISIDEF 7.1	
Development is designed and comprised of materials and finishes that do not inreasonably cause a distraction to adjacent road users and pedestrian areas or inreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	None-are applicable.	
in statute providence and a statute statute and a statute statute statute statute statute statute statute statu	A	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in he loss of existing communication services due to electrical Interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured frem existing ground level of the structure of the structur	
indenia yani handahana		
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully obsting horicultural and farming activities (or lawfully approved horicultural and anning activities), including spray drift and noise and do not prejudice the continued peration of these activities.	DTS/DPF 9.1 None are applicable.	
PO 9.2 Sensitive receivers are located and designed to miligate potential impacts from swfolly existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 Nore are applicable.	
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from awfully existing land-based aquaculture activities and do not prejudice the continued speration of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used fo land-based squaculture and associated components in other ownership.	
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from awfully existing darkes including associated wastewater lagoons and liquid/solid vaste storage and disposal facilities and do not prejudice the continued operation of hese activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500ms from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.	
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from awfully existing facilities used for the handling, transportation and storage of bulk commodifies (recognising the potential for extended hours of operation) and do not: rejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a sile used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 500m or nexe, where it involves the handling of agricultural crop preducts, rock, one, minerate, products or chemicals to or hom any commodities timeseduction, and, one, minerate, products or chemicals to a where capture or interviate the standing of agricultural crop preducts, rock, one, minerate, products or chemicals to a where a structure the fact or agriculture in the following: (b) 300m or nexe, where it involves the bandling of agricultural crop preducts, rock, one, minerate, products or chemicals at a whard or adjust and the solid result or agriculture interviate data not access to a capacity as the handling of the antice in the individual containers with a capacity as to 200 lines and a loss of a storage capacity or a storage capacity accessing 1 torse per day or a storage capacity exceeding 1 torse per day or a storage capacity exceeding 1 torse per day or a storage capacity exceeding 1 torse per day or a storage capacity exceeding 50 tornes but not exceeding 3000 tornes.	
PO 9.6 Setbacks and vegetation plantings along allobnent boundaries should be nonporated to mitigate the potential impacts of spray drift and other impacts ssociated with agricultural and horticultural activities.	DTS/DPF 9.6 Nons are applicable.	

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

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
PO 9.7	DTS/DPF 9.7
Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	Nore are applicable.
blanfhals inde Nienia aird-Galamha Bhanil ann Nieniain draini)	
PO 10.1	DTS/DPF 10.1
Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	Sensitive receivers are located no cloner than 500m from the boundary of a Mining Production Tenement under the Mining Act 1971.

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome		
100 1	Land division:		
	 (a) creates alternetic with the appropriate directions and shape for their intended use (b) above efficient provision of new introductions and the optimum use of proteinational inflaminuciant (c) integrates and alternates adequate and the optimum use of proteination of value, including significant vegetation, waternauraes, water bodies and other environmental features (d) invitiates even access through alternet operation. (e) creates a compact under form that supports active travel, waikability and the use of public transport. (f) available even of high ealized baced has the same travel. 		

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Alt hand this have		
Ahimeet postigeostipa		
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site boundaries itsubstand and approved in an operative or existing development, achievelopment acid information act 2019 where the Development dat 1990 or Plancing, constructioner act distribution development activities and the adstructs are used or are proposed in be candidative for residential development distribution activity for residential proposed. (b) is proposed about a conditived land division application with desired to satisfy developments.	
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 Norse are applicable.	
-Enotype and Expend		
PO 2.1 Land division results in a pattern of development that minimises the Realhood of Subre earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.	

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
P022	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.
P0 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.
P0 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.
Single gridgemen	
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 patients and intersections are designed to enable the safe and efficient movement of podestrium, cycle and vehicular traffic.	None are applicable.
P0 3.3	DTS/DPF 3.3
Land division does not impede access to publicly owned open space and/or recreation facilities.	Note 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 appēcable.
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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	Nose are applicable.
O 3.7 load reserves provide unobstructed vehicular access and egress to and from dividual allotments and sites.	DTS/DPF 3.7 None are applicable.
O 3.8 loads, open space and thoroughfares provide safe and convenient linkages to the urrounding open space and transport network.	DTS/DPF 3.8 None are applicable.
O 3.9 ublic streets are designed to enable tree planting to provide shade and enhance as amenity of streetscapes.	DTS/DPF 3.9 None are applicable.
O 3.10 ocal streats are designed to create low-speed environments that are safe for yolists and pedestrians.	DTS/DPF 3.10 None are applicable.
1994.1 and divísion incorporates public utility services within road reserves or dedicated	DTS/DPF 4.1 None are applicable.
O 4.2 Vate water, sewage and other effluent is capable of being disposed of from each forment without risk to public health or the environment.	DTS/DPF 4.2 Each adjoitment can be connected to: (a) e waste water treatment plant that has the hydrautic volume and polylant load treatment and diagonal applicit for the machinery predicted standowniar volume gammatic for subsequent: decomponent of the supported addressed (b) a term of on-wite wante water freetment and dispose intervent public health and
O 4.3 eptic tank effluent drainage fields and other waste water disposal areas are laintained to ensure the effective operation of waste systems and minimise risks to uman health and the environment.	environmental etandente. 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 weste control system.
O 4.4 constructed wetland systems, including associated detention and retention basins, re sited and designed to ensure public health and safety is protected, including by inimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are spplicable.
© 4.5 Constructed wetland systems, including associated detention and retention basins, re-sited and designed to allow sediments to settle prior to discharge into refercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
O 4.6 constructed weltand systems, including associated detention and retention basins, re sited and designed to function as a landscape feature.	DTS/DPF 4.6 Nome are applicable.
no clani Dolano filo de 30 Alto invazij na filozo	

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
PO 5.1	DTS/DPF 5.1
Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	None are applicable.
Sada-Weinitadar	
PO 6.1	DTS/DPF 6.1
Land division for residential purposes facilitates solar access through allotment orientation.	None are applicable.
Benni-Induitis Bargit	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of addment, suspended solids, organic matter, subients, bacteria, litter and other contaminants to the stormwater system, wetercourses 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.
Bully An Devolution	
PO 8.1 Battle-axe development appropriately responds to the existing relighborshoot context.	DTS/DPF 8.1 Advanced are not in the form of a battle-sive accordance.
PO 8.2 Bable-axe development designed to allow sells and convenient networkers.	DTS/DPF 8.2 The handle of a battle-asse development: (a) has a minimum width of 4m of (b) siture many than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Batte-axe allotreets and/or common tand-are of a subable also and dimension to allow passenger- vehicles to enter and exit and overgourses which the alls in a safe and conversion memory.	DTS/DPF 8.3 Sable use development allows is DBC passenger vehicle to enter and exit parking spaces in no more than a three point turn transporter.
PO 8,4 Buttle-son or common drivereage incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battlen-axes or common driverways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeater or porcus material view the diversary is issated directly asport the side or rear boundary of the site, soft sedecaping with a minimum dimension of the is provided between the diverses and site boundary (excluding along the perimeter of a passing point).
Miger Land Dehden, (04+ Mohrwers)	
Optim Tigensi	
PC 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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Item 8.1.1 - Attachment 4 - Extract of Planning and Design Code

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
PO 9.3	DTS/DPF 9.3
Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	None are applicable.
Webs-Socialize Groups	
PO 10.1	DTS/DPF 10.1
Land division creating 20 or more allofments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.
PO 10.2	DTS/DPF 10.2
Land division creating 20 or more allatments 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,	Norse are applicable.
Salar Sherinden	
PO 11.1	DTS/DPF 11.1
Land division creating 20 or more allotments for residential purposes facilitates, solar access through allotment orientation and allotment dimensions.	None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
001	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
Renipator: and dabby	
PO 1.1 Safe public access is provided or meintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinae and on-water structures.	DTS/DPF 1.2 None are applicable,
PO 1.3 Navigation and access channels are not impaired by marinas and on-water	DTS/DPF 1.3 Nume are applicable.

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Policy24 P&D Code (in effect) - Version 2023.13 - 31/08/2023	
ishuctures.	
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 Marines 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) Size or more from upstream water supply pumping station take-off points. (b) 500m-or more-trem downshawm 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 appēcable.
Reduction of Polastics	
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
100 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 comidors, and a range of other functions and at a range of aizes 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 Une and Merrilly	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Billing	
P021	DTS/DPF 2.1

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023	
Open space and recreation facilities address adjacent public roads to optimise None are applicable.		
pedestrian access and visibility.		
P0 2.2	DTS/DPF Z.2	
Open space and recreation facilities incorporate park fumilizes, shaded areas and	None are applicable.	
resting places.	carua ana alibucanan.	
P0 2.3	DTS/DPF 2.3	
Open space and recreation facilities link habitats, wildlife comidors and existing open spaces and recreation facilities.	None are applicable.	
Signer approximate active resonance resonances.		
Perientes-Lanitzaide		
P0 3.1	DTS/DPF 3.1	
Open spisce incorporates:	Nore are applicable.	
 (a) pediatolian and cycle linkages is other span spaces, centres, echosis and public transport notice; (b) solic unsaing public where pediat/tian notice intersect the read reduent; 		
(c) easily identified access points.		
Goodfly	1	
PO 4.1	DTS/DPF 4.1	
Lond allocated for open space is solidify for its intended active and passive recreational cas taking into consideration its gradient and patential for invariation.	None are applicable.	
(heliop-end-herrorby		
PO 5.1	DTS/DPF 5.1	
Open space is overlocked by housing, commercial or other development to provide	None are applicable.	
casual surveitance where possible.	Lantah ma sileharensa).	
PO 5.2	DTS/DPF 5.2	
Play equipment is localed 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.	Norie are applicable.	
PO 5.4	DTS/DPF 5.4	
Fenced parks and playgrounds have more than one entrance or exit to minimise	None are applicable.	
potential entrapment.		
PO 5.5	DTS/DPF 5.5	
Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle	None are applicable.	
storage, car parks and other such facilities.	Constant on an additional state.	
PO 5.6	DTS/DPF 5.6	
Pedestrian and bicycle movement after dark is focused along clearly defined, adequately it routes with observable entries and exits.	Nore are applicable.	
anne andre and the statement of the second statement of the statement of the statement of the statement of the		
General Contract of Contract o		
PO 6.1	DTS/DPF 6.1	
Signage is provided at entrances to and within the open space and recreation	None are applicable.	
	a statistic and at statistic states of a	

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Policy24 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.	P&D Code (in effect) - Version 2023.13 - 31/08/2023
Publicity and Westman	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unsibtrusive.	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 Norse are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Grown 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.
Candionphag	
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 6.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclub and possistion routes: (b) anound planic and barbecus area; (c) in our parking area.	DTS/DPF 8.2 None are applicable.
PO 5.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8,4 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome		
	The role of Activity Centers in contributing to the term and pattern of development and enabling equilable-and convenient access to a range of abopting, administrative, cultural, entertainment and other facilities to a single trip is maintained and reinforced.	

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/202:
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 primery locations for shopping, administrative, cultural, entenairment and community services (b) as a focus for regular social and business getherings (c) in centributing to an maintaining a partient of development that supports equivable community access to services and facilities.	DTS/DPF 1.1 Non- are implicative.
PD 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 residence and workers, particularly in underserviced tocations (b) at the edge of Activities Centres where they cannot readily be accommoded within as missing Activity Centre to separat the range of services an other and support the cells of the Activity Center.	DTS/DPF 1.2 Nore an applicable.

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome		
001	Resource extraction activities are developed in a manner that minimises burnan 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-line and law-milp	
PO 1.1 Resource extraction activities minimise landscape demage outside of those areas unavoidably delurbed 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.
Weer-Swilly	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable muse on site.	DTS/DPF 2.1 None are applicable.
Augurative Treatments, thelives and Londersupleg	
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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023	
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
001	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 fand is suitable for use when land use changes to a more sensitive use.	Performance Feature DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the care of land (b) involves a change in the care of land (c) involves a change in the care of land (c) involves a change in the care of land that does not constitute a change to a reare sensitive use (c) involves a change in the care of land in a site contamination declaration form, and satisfies both of the site of land in a site contamination declaration form, and satisfies both of the first of a reare sensitive tare into a site contamination form, and satisfies both of the first of land in a site contamination form, and satisfies both of the first of land in the land of the land within the pare which sites the A, whe contamination does not avail (or or tanger exists) at the land of B, the tand is instable for the proposed use or runae of case (virtual the next
	for any further remediation) or C. Where normalistics is, or remains, necessary for the proposed use (or rang of uses), non-relation work has been carried out or with be carried out (and applicant has provided a within undertaining that the nervelation works with be implemented in association with the development) and mu other class: 1 activity or others 2 activity has taken place at the land elves the properation of the site contamination such report (as demonstrated in a vise contermation dedianation forms).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

 Desired Outcome

 D0-1
 Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

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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 contexts, instantical contracts, natural or historical contexts, investive rulard experiences (a) R supervision floats Acatable's landmapes and produces (b) R showness and floats floats for the landmapes and produces (c) Its events and floats are connected to local floats, where and relates.	DTS/DPF 1.1 Norea 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.
Veren entrettehete 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 tencing.	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 canavan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landsceping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, tollets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 Norre are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine focations.	DTS/DPF 2.6 None are applicable.
Topfel assummability (a sense constituted popular to Automoti Paula and Wildle Art 1971	
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).	DT5/DPF 3.1 None are applicable.
P0 3.2	DTS/DPF 3.2

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Policy24 P&D Code (in effect) - Version 2023.13 - 31/08/202		
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 outural assets are avoided.	None are applicable.	
PO 3.3	DTS/DPF 3.3	
Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfile) or degraded areas or where environmental improvements can be achieved.	None are applicable.	
PO 3.4	DTS/DPF 3.4	
Tourist accommodation is designed to prevent conversion to private dwellings through:	None-are applicable.	
 (a) comprising a minimum of 10 accentrodation units (b) clustering expanded individual accentrendation units (c) being of a size utacleade for a private dwelling (c) another accentrative expension of the accentrendation units (c) another are utacleade for a private dwelling (d) another are setuidable for a private dwelling another accentrendation individual accommodation units, or are of a size unsubside for a private dwelling. 		

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome		
201	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
Bernmet Speters	
PO 1.1 Development is integrated with the sxisting 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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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023	
traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.		
Sqinina		
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to	DTS/DPF 2.1	
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.	
Vendo Acessia		
PO 3.1 Sufe and convenient access minimises impact or interruption on the operation of public reads.	DTS/DPF 3.1 The access is: (a) privided via a lashdy evolving at activarised difference or access point or an access point for which context has been granted as part of an application for the difference influence or land at the second activity is not located within for of an interaction of 2 or many results or a pedestrian activated crossing.	
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.	
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.	
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DT\$/DPF 3.4 None are applicable.	
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather sheeters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car particles expenses wellady (a), or dh): is provided via a lawfully exaiting or authorized access part or an excess point for which care its provided via a lawfully exaiting or authorized access part or an excess point for which care its provided via a lawfully exaiting or authorized access part or an excess point for which care its provided via a lawfully exaiting or authorized access part or an excess point for which care its provided via a lawfully example. (b) where newly proposed, is set back: (i) the comment form any stead Symbox, sheet puels, infrastructure annices pit, or other its provided that access calling infrastructure unlist contracts is provided that the two control for a laweer distance (ii) the or more from the base of the instruct of a street two unlises consert is provided that the two owner for a laweer distance (iii) the marked lawer part of an equivalence of a interaccion of 2 or note sade (iv) outside of the marked lawer of infrastructure dedicating a periestion croasing.	
PO 3.6 Driveways and access points are separated and minimized in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Drivesways and access points: (a) for view with a transperior public road of 20m or less, one access point no greater than 3.5m is with its provided (b) for view with a free layer or public road greater than 20m: (i) a single access point no greater than 5m in with its provided or (ii) not more than two access points with a width of 3.5m pact, are provided.	
PO 3.7	DTS/DPF 3.7	

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a nailway crossing: (a) 60-kmh read - 130m (b) 70 kmh read - 90m (c) 60 kmh read - 90m (d) 50 kmh read - 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 to Feast with Databation	
PO 4.1 Development is slied and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 Nore are applicable.
Vicinia Patang-Relax	
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) orielability of enstreet car parking (b) ensured on orielability of enstreet car parking (c) in relation to a meet-use factors, where the hours of operation of commercial activities compared the reduced there is such as exceedences the reduced areas of operation of commercial activities compared the reduced tree of the site, the provision of contracts marked accessible stared (d) the adaptive received of the site integer 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 Packing Table 2 - DE-Street Vehicle Previog Requirements in Designated Areas if the development is a class of dowleapment folded in Table 2 and the site is rt a Designated Area (b) Transport, Access and Parking Table 1 - General OR-direct Car Parking Requirements where (a) does not apply (c) Flocated is an even where a lewfully established carparking fusic operates, the number of spaces objected on an even where a lewfully established carparking fusic operates, the number of spaces objected on an even where a lewfully established carparking fusic operates, the number of spaces objected on an even where a lewfully established carparking fusic operates, the number of spaces objected on an even where a lewfully established carparking fusic operates, the number of spaces objected on an even where a lewfully established carparking fusic operates, the number of spaces objected on an even where a lewfully established on an even where fully operates and an even where a lewfully established carparking fusic operates and the same of spaces objected on an even where a lewfully established on a spaces of bot by contribution for the fund.
Salaha-Rushing Anum	
PD 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 conversiont.	DTS/DPF 6.4 None are applicable.

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PO 6.5	DTS/DPF 6.5	
Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	None are applicable.	
PO 6.6	DTS/DPF 6.6	
Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	Loading areas and designated parking spaces are wholly located within the site.	
PO 6.7	DTS/DPF 6.7	
On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	Nore are applicable.	
Understell and Balma Branch Kangdolg and Peaking of Yoldshi		
PO 7.1	DTS/DPF 7.1	
Undercroft and below ground garaging of vehicles is designed to enable sale entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	Nore are applicable.	
Selectual Readies and Readies y down in Theodometric Papelo and Cananae and Cananae		
PO 8.1	DTS/DPF 8.1	
Infernal road and vehicle parking areas are surfaced to prevent dust becoming a nulsance to park residents and occupants.	None are applicable.	
PO 8.2	DTS/DPF 8.2	
Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	s None are applicable.	
Mapele Pariling in Designated Annua		
PO 9.1	DTS/DPF 9.1	
The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	Aceas and / or focures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.	
PO 9.2	DTS/DPF 9.2	
Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well it and signed for the safety and convenience of cyclists and deters property theft.	None are applicable.	
PO 9.3	DTS/DPF 9.3	
Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.		
domer Guidelle		
PO 10.1	DTS/DPF 10.1	
Development is localed and designed to ansure drivers save safety ture into and out of public road (sections).	Development does not involve building work, or building work is located wholly outside the land shown as Conser Cut-Off Area in the following diagram:	

Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023		
	Corner Cut- Off Area		
Mary White Pellog			
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dual, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in apportance with the following: (a) the site is estimate within a Neighbourhood-loge zone (except a Rural Uving Zone) (b) the site is a minimum of 0.4 ha. (c) when the site is 2 ha or more, her more than 2 vehicles exceeding 3.000 kitegrams, each (and trained) are to be parking on the allot and 2 her allot and 2 her allots and allots and 2 her and 2 her and 2		
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safety and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and est, the site is a toward direction; and (b) operate within the statebory mase and dimension initial for Querent Access Vehicles (as preactived by the National Heavy Vehicle Regulator).		
PO 11.3 Heavy vehicle parking is screened through alting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.		

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and it located in an area where a lawfully established carpaning 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.
Tokisched Dweiling	Envelling with 1 backnown (including morns capable of being used as a bedroom) < 1 space per dwelling. Dwelling with 2 or more twelrooms (boluding rooms capable of being used as a bedroom) < 2 spaces per dwelling, 1 of which is to be evened.
Group มีพิษาที่กรู	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 5 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per develling. 1 of which is to be covered.

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olicy24	P&D Code (in effect) - Version 2023.13 - 31/08/202
Residential Plat Building	0.33 spaces per dwelling for violar parking where development involves 3 or more develope. Develop with 1 or 3 bedreame (including scene capable of being used to a bedream) - 1 space per
entrationen i sen Association	dealing.
	Dealing with 3 or more bedreams (including momen capable of being sked as a behiclem) - 2 space p dealing, 1 of etics is to be served.
tow Dwelling where vehicle access is from the privary street	0.33 spaces per dealing for visitor parking where development involves 3 or more dealings. Dwelling with 1 technom Sincluding ranner capable of being used as a technomic - 1 space per dealing.
	Develops with 2 or more bodyports (including rooms sepable of being used as a bedroom) - 2 openes pa dwelling, 1 of which is to be povered.
ow Dealling where wehicle access is not from the primary street (i.e. tear-teaded)	Develops 1 or make a point or point of the process capable of being used as a betroom) - 1 space per develop.
	Dwelling with 3 or more bedrooms (oncluding rooms capable of being user as a bedroom) - 2 spaces pa dwelling. 1 of which is to be covered.
ent Delected Deviling	Dealing with 1 lashnow (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 befroom) - 3 space p
	theeling. I stretish is to be sprend.
po Reputel Symmologia	
believroent táciléty	Dwelling with 1 or 2 bodrooms (including mores capable of being used as a boltnoon) - 1 space per eventing.
	Dwelling with 3 or more betrooms (including rooms capable of being used as a bedroom) - 2 spaces pr dealing.
	6.2 spaces per éveling for visitor parking.
Seperité accetetodation	10.3 species per heit.
uccivente diversite years (intern)	
nollary accommodation	Die weldtigsal requirements leigerd flore associated with the main dealling.
needwitted park:	Gwelling with 1 or 2 bedroption (including cooms capable of xeing upsc as a bedroom) - 1 apace per divelling.
	Dwelling with 3 or more bedrooms (including nooms capable of being used as a badroom) - 2 spaces pr dwelling.
	0.2 spaces per dwalling for visitor parking.
tudent accommodation torkeni' accommodation	0.3 apaces per bes 0.2 spaces 0.2 sp
sinisk	
anavari and tourist palk	Parks with 100 sites or less - a minimum of 1 space par 10 sites to be used for accommodation.
anner men channa an Anner	Paris with more than 100 siles - a minimum of 1 space per 15 siles used for accommodation.
	A minimum of 1 space for every consum (permanently fixed to the ground) or orbits.
ourist accomposation ofter than a canavan and tourist park	1 car perion space per accommodation unit (guard room.
had see a second se	
Audions novem, deged Automotive, confinien, regenic	1 apace per 195m2 of holding front avea plan an additional 2 apaces. A species per version has
folar repair station	3 spaces per version lanc
Mee -	For a call centre, 8 spaces per 100m2 of gross lossable floor area
	In all other cases, 4 spaces per 100m2 of gross leasable floor area.
latel fuel collect	3 speces per 10/m2 gross lessable filor area. 2.5 species per 10/m2 of gross lessable filor area.
	and a design to the statement of the state o
nacental characteristica	5 search user 10/ber/1 of exidence series court for disclose examples.
	 space-per 100m2 of exideor area used to display puppers. S superse per 100m2 of group leasable from area where not located in an integrated complex containing
	6.5 spaces per 150m2 of gross lessable floor area vitame intritrotated in as integrated complex constraint two or more tensors test which may complex more than one boliding) where facilities (or 61-detect vehicle particip, vehicle control introduced), and the alcose and collection of refuse are where it which may complex more than one boliding) where facilities for other than one where it is a space per 100m2 of groos lessable floor area where more boliding) where facilities for otherwise one where it is a space per 100m2 of groos lessable floor area where it is not where facilities for otherwise the states of which may complex more than the blocked in the integrated complex containing two or more termines transface and which may complex more than one building) where facilities for otherwise terms where the states of which may complex more than one building) where facilities for otherwise terms are the states of which the states
trop (na cammercial kitchen) hop (in the form of a builty goods auter)	6.5 spaces are 150m2 of group leavable floor area where incl located in an integrated complex containing two or more forwards, even for which may comprise months that one boldings where functions for ord-fiveed which may comprise most and the storage and collection of refuse are shared. It is packed per follow to the storage and collection of refuse are shared or entities perform the storage and collection of refuse are shared and the storage and collection of refuse are shared. It is packed per follow to different performance to the storage and collection of refuse are shared or entities and the storage and collection of refuse are shared. It is packed which may comprise more than one building where facilities for off-sitead which perform and online for areas where the collection of refuse are shared. It is an integrated complex performance and the storage and collection of refuse are shared.
hop (ps cammercial kitchen) hop (is the form of a bulky goods auter)	5.5 spaces per 195mic of group lesisable floor area where instituted in as integrated complex constaints two or more transition (and which mile complex constaints) are shared to a more transition (and which mile complex constaints) which mile complex constaints are where to constaints are interest which which mile complex constaints are where to constaints are interest or of refuse are where is constaints are interested or an interest and where the statement are interested or an integrated complex constaints are where to cons
trop (na cammercial kitchen) hop (in the form of a builty goods auter)	6.5 "spaces per 150m2 of gross lesion/bit from any vehicle institute in a integrated complex constraint two or more terratives leave which may comprise name that one bottlding) where facilities for eff-wheek which particle, which particle, which particle, and the stratege and calcellar of refuse are shared. 8 spaces per 100m2 of groos leaveshie foor area where located in a integrated complex containing part ends of the stratege where facilities are shared on the stratege and calcellar of refuse are shared on the stratege and calcellar of the stratege where facilities containing part ends of the stratege and calcellar of refuse are shared. 8 spaces per 100m2 of groos leaveshie floor area where located in a integrated complex containing part ends of the stratege and calcellar of the stratege where facilities are shared. 8 spaces per 100m2 of groos leaveshie floor area. 9 shared part for a stratege and unionality, and the storage and calcellar of refuses are shared. 9 shares with a direct result (which may compare area. 9 shares area. 9 members with a direct result (which may include a take sway compared with no drive through) - 0.4 spaces per seal.
trop (na cammercial kitchen) hop (in the form of a builty goods auter)	5.5 spaces per 150m2 of group lesisative floor and velocities of an integrated complex containing two or more forwards (and which may comprise more than one bolding) subset technics for off-velocity which is participly which is bading and velocities (and the activity) and collection of refuse are shared. It is participly which is bading and velocities (and the storage and collection of refuse are shared. It is participly which is bading and velocities for an integrated complex containing the more bolding and collection of refuse are shared. It is participly which is participly the storage comprise more than one bolding where facilities for off-storage which may comprise more than one building) where facilities for off-storage which are integrated contained and the storage and collection of refuse are shared. It is a storage are think of grows integrated for an and collection of refuse are shared. It is a storage with a distance, and the storage and collection of refuse are shared. It is a storage are shared, and the storage are shared and the storage of the storage are shared. It is a storage are shared and the storage are shared and the storage are shared. It is a storage are shared and the storage are shared and the storage are shared and the storage are shared. If a storage are shared and the storage are shared are shared and the storage are s
Trop (ps. commercial kitchen) Rep (is the form of a twike groots outer) Rep (is the form of a restavent or twoining a commercial kitchen)	6.5 "spaces per 150m2 of group learnable floor area vehicles into transmeter of control of the second se
thop (no commercial kitchen) <u>Hop (in the form of a builty goods outer)</u> This (in the form of a testinuter) or involving a commercial kitchen)	6.5 "spaces per 150m2 of group learnable floor area viewe next contact in an integrated complex contaction two or more forwards which may complex move that are next building) where functions for ordividest vehicle participation may structure to the storage and contextual or an integrated complex contaction two or more forwards are integrated contextual or an in
Shop (no commercial Michael) Shop (in the form of a bulky goods outlet) Shop (in the form of a residueter) or involving a commercial Michael)	6.5 spaces per 100m2 of group learnable floor area vehicle into careada in an integrated complex containing two or more formations where formations for additional sector of the complex containing and unionating, and the sizeage and collection of refuse are where intervence are sixeage where formations for additional sector of the complex containing beauting, which beauting and unionating, and the sizeage and collection of refuse are where intervences are where intervences are sizeage and collection of refuse are where intervences are universe technolosis (and which may comprise more than one building) where facilities for off-sizead vehicle particing, which beading and unionating, and the sizeage and collection of refuses are where its access and the particing which a direction are appreciated correction and the sizeage and collection of refuses are shared. 2.5 nations, per 100m2 of groups learnable floor area. Previouses with a directive service only (which may include a table away compresent with no drive through) of a space per sead of the aveing directive and the through of the seader area where its part and and and the through of a space per sead of the aveing the neutrino a size of the seader area place a size of the direction of the seader area place a size of the seader area place a size of the seader area place a size of the seader area place area place as the directive directive the place area place a size of the directive directive area place as the seader area area area areas
Shop (no commercial Michael) Shop (in the form of a bulky goods outlet) Shop (in the form of a residueter) or involving a commercial Michael)	6.5 spaces per 100m2 of group leasable floor area vitane into located in at integrated complex containing two or more leasables (for order where the vitane) is an order leasable. The order where leasables for order where leasables for order where leasables for order where leasables are shared. 8. spaces per 100m2 of group leasable floor area where located in an integrated complex containing here there are shared. 8. spaces per 100m2 of group leasable floor area where located in an integrated complex containing here there are shared. 9. spaces per 100m2 of group leasable floor area where located in an integrated complex containing here there are shared. 2.5 spaces per 100m2 of group leasable floor area where located in an integrated complex containing here thereads are shared. 2.6 spaces per 100m2 of group leasable floor area where located in an integrated complex containing here thereads. 2.6 spaces per 100m2 of group leasable floor area integrated and containing here theread. 2.6 spaces per 100m2 of group leasable floor area integrated per area where located in an integrated area. Premises with a locating area or and the start floor area area places area places area places able draws per area. Premises with a locating area or and drive through the searce period. Premises with a located area or area places area places area places able draws previous a to be brough or area places area places able draws previous and area to be previous an advective previous and area area places able draws places per and. Premises with a located area while the searce places per to a start floor area places ables draws places ables the places area places ables draws places ables draws by an advective draws place ables area places. Premises and a space per 100ms2 of total floor area.
Inop (or commercial kitchen) Inop (or commercial kitchen) Inop (is the form of a bulky goods culler) Inop (is the form of a realization of a	 S spaces per 100m2 of group leasable floor area viewe into contact of in at integrated complex contacts have or more formations of the other functions for off-viewe vehicle particip, vehicle baseling and vehicating, cond the sizeage and collection of refuse are shared. S spaces per 100m2 of group leasable floor area where tocaled in an integrated complex containing been are more beneficial, which have comprise more than one bailing, where facilities for off-viewe or the sizeage and collection of refuse are shared. S spaces per 100m2 of group leasable floor area where tocaled in an integrated complex containing been are shared. S spaces per 100m2 of group leasable floor area indications and collection of refuse are shared. S spaces per 100m2 of group leasable floor area. Premises with a dire-in service only (which may indicate one part to area of state of which through one shared. Premises with a dire-in service only (which may indicate one on the pick-up paint. Premises with a dire-in service only (which may indicate from the pick-up paint. Premises with a dire-in and drive-through teles oway service - 10 spaces per rest place which through genus capacity of ten vehicles measured from the pick-up paint. Premises with a dire-in and drive-through teles oway service - 1.3 spaces per seat place whice through genus capacity of ten vehicles measured from the pick-up paint. For a sibcrary, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per 500m2 of total floor area. For a hall/meeting hall, 0.2 spaces per 500m2 of total floor area. For a parsary school - 1.1 space per 1100m2 of total floor area.
Drop (no commercial kitchen) Stop (in the form of a bulky goods outlet) Stop (in the form of a restautent or involving a commercial kitchen) Investige of the two Community facility	5.5 spaces per 100m2 of group learnable floor area where next learnable in all integrated complex containing have or more formations (and which may complex most learnable). 3.5 spaces per 100m2 of group learnable floor area where to collection of refuse are shared. 3.5 spaces per 100m2 of group learnable floor area where to collection of refuse are shared. 3.5 spaces per 100m2 of group learnable floor area where to collection of refuse are shared. 3.5 spaces per 100m2 of group learnable floor area. 2.5 spaces per 100m2 of group learnable floor area. 2.5 spaces per 100m2 of group learnable floor area. 2.5 spaces per 100m2 of group learnable floor area. 2.5 spaces per 100m2 of group learnable floor area. 2.5 spaces per 100m2 of group learnable floor area. Premises with a directive series (which may body at the space of the space spar 100m2 of total floor area. Premises with a directive series (which may body at the space of total floor area. Premises with a directive series of total floor area. Premises with a directive series of total floor area. Premises with a directive series per 100m2 of total floor area. Premises with a directive series per 100m2 of total floor area. Premises with a directive series per 100m2 of total floor area. Pror a hall/meeting hall, 0.2 spaces per seal. In all other cuses, 10 spaces per 100m2 of total floor area.
Drop (no commercial kitchen) Stop (in the form of a bulky goods outlet) Stop (in the form of a restautent or involving a commercial kitchen) Investige of the two Community facility	 S spaces per 100m2 of group learnable floor area where into located in an integrated complex containing two or more formations and which may comprise more than one bolding shares facilities for off-intext which particip, which learnable floor area where topolated or an integrated complex containing two or more terminal parts and which may comprise more than one bolding) where facilities for off-intext which particip, which learnable floor area where topolated or ensure terminate and and may comprise more than one building) where facilities for off-intext which particip, which learnable floor area where topolated or ensure terminate and where facilities for off-intext which particip, which learnable group comprise more than one building) where facilities for off-intext which a final dimension and order of ensure terminate and the advance of the part of the advance of the part of the advance of the part of the advance of the parts with a dimension and order of ensure of the part of the advance of the parts with a dimension and order of the part of the advance of the parts with a dimension of the advance of the parts of the part of the part of the parts. Premises with a dimension and other ensure of the parts of the parts. Premises with a dimension and other terms of the parts of the parts. Premises with a dimension of the part of the parts of the parts. Premises with a dimension of the part of the parts of the parts. Premises with a dimension of the part of the parts of the parts. Premises with a dimension of the parts of the parts of the parts. Premises with a dimension of the parts of the parts of the parts. Premises with a dimension of the parts of the parts of the parts. Premises with a dimension of the parts of the parts of the parts. Premises with a dimension of the parts of the terms of the parts of th

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0.000	 Control of the state of the sta
Place of working	firma. 1 spaces for every 3 visitor sense.
Child care facility	1 april a second a
some same morely	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).
Paralith Histolited Useds	
Consulting room	A spaces per consulting toom excluding ancillary facilities.
Hospital	4.5 spaces per hed for a public hespital.
	A Manufacture and a define a substate for a little of
	1.5 opinion per text for a private traipital.
Representative of Determinations of Conce	
Cinema complex	0.2 opecas per seal.
Concert hall / theating	0.2 spaces per stat.
Nabil	1 space for every 2mi2 of load floor area in a public ber plub 1 spalar for every linit2 of load floor area available to the public in a douring, beer garden stor 1 space per 2 garding machines, plus 1 space per 3 spalar is a heatward.
Index norvalize facility	6.5 spaces per 100m2 of total finer area for a Pitness Caretre
	4.5 apparent per 100m2 of total floor area for all other Helicon recevation facilities.
leskategkeuptuset inte	
Fieldspot	1.5 spaces per 100m2 total liter ans
	1 species per 10/0m2 of subboot series used for fuel deput adivity purposes.
Indusity	 Approva per voorne, et sectore anne se two week antropy perporter. S apaces per 105m2 of took floor anya.
Store	0.3 spaces per 101m2 of lots lass area.
Terriber yard	1.8 speces per 100m2 of local floor area
	Consideration and the second of the second
	a survey and former that a state of a state of the former than the state of the sta
Wathouse	5 space per 192m2 of cuidocr area cost for display purposes. 0.5 spaces per 102m2 total foor area.
FERRED FROM	 The share the course test one state.
Olivir litem	
Funeral Particue	1 opace per 3 costs in the shaped plus 1 space for each verticle operated by the particle.
Ratio or Television diation	6 apaces per 100m2 of total building foor area.

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

The following parking roles apply in any zone, subzone or other area described in the 'Designaled Areas' column.

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of	Maximum number of	
	spaces	spaces	
he channel are rely			
Ai classes of development	No vicinium.	No maximum except in the Printery Pedestrian Area Identified in the Printery Pedestrian Area Concept Plan, where the maximum is:	Capital City Zone
		1 space for each dwelling with a lotal floor area loss than 76 separa metres	City Main Street Zone
		2 spaces for each dealling with a total floor area. between 75 sipiere metres and 190 square metres.	City Riverbank Zone
		3 spaces for each dealing with a total four area greater than 180 square station.	Adelaide Park Lands Zone
		Residential fait building or Residential component of a molli-storay building. 3 visitor space for each 6 deetiings.	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
en-residentia develapment	_		
kon-nexidential development excluding taxint accommodation	3 opaces per 109n2 of great haveable floer ona.	S spaces per 110m2 of greek leasable floor ense.	City Living Zone
			Urban Corridor (Boulevard) Zone
			Urban Comidor (Business) Zone

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(herein der d.			
			Urban Conidor (Living) Zone
			Urban Corridor (Main Street) Zone
			Urban Neighbourhood Zone (except for Bowden)
Nan-vestidemisid development excluding tourist accentrimodation	3 spaces per 193m2 of gross laansble floor area.	6 spaces per 110+2 of grown inanable floor erns.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Milcham
			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
			Subschen Advity Centre Zone when the site is also In a high Vegoercy public inensit area
			Subultan Daliness Zine when the site is also in a high frequency public transit area.
			Buminees Neighbourhood Zone outside of the City of Adelobe when the labe is also in a trigh frequency public transit area.
			Suburban Main Sinest Zone when the site is also in a high frequency public trianet area.
			Urban Activity Centre Zone
Non-neiderfal development excluding louriet seconomidation	3 spaces per 100 square metres of gross leasable floor area	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone in Bowden
	1.6 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop		
Tourist eccentroideton	3 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 apace per 2 badmonis (p. in 160 badrooms and 1 apace per 4 bedrooms over 100 badrooms	City Living Zone
			Urban Activity Centre Zone when the site is also in a high frequency politic transit area
			Urban Corridor (Boulevard) Zone
			Urban Comidor (Business) Zone
			Urban Corridor (Living) Zone
			Urban Corridor (Main Street) Zone
			Urban Neighbourhood Zone (except for Bowden)
Theodoresist development			
Residential component of a multi-staney building	Dwelling with no separate bedroom -8.20 spaces per dwelling	None specified.	City Living Zone
	1 bedroom dealing - 0.75 spaces per dealing 2 bedroom dealing - 1 space per dealing		Strategic Innovation Zone waw City of
	3 or more bedroom dwelling - 1.25 spaces per		Bontside, Gity of Marlery or City of Mitcham
	develling 0.25 spaces per dealitiep for visitor parking.		Strategic Innovation Zona outride-the City of Burnshile, City of Marion or City of Mitcham when the site is also in a high tequency public tennel area
			Urban Activity Centre Zone when the ote to also in a high frequency public transit area
			Urban Corridor (Boulevard) Zone

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			Urban Corridor (Business) Zone
			Urban Corridor (Living) Zone
			Urban Comidor (Main Street) Zone
			Urban Neighbourhood Zone (except for Bowden)
Residenical component of a multi-storey building	0.76 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Reedendal Ratbuilding	Divelling with ina separatis bisitionen 42.35 spisoles part dealling 1 bedroom develling - 52.75 spaces part develling 2 bedroom develling - 1 space part develling 3 or more bedrooms develling - 1.35 spaces part develling 12.25 spisole part develling for visitor particip.	None specified.	City Living Zone. Urban Activity Centre Zone ween the sta is eth in a tigh frequency public transt area Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden)
Rendernial Bet Golding Detschod develop Ron develop	0.75 per dwelling 0.75 per dwelling 0.75 per dwelling	None specified None specified None specified	Unkan Melghbourhoost Zone in Branden Urkan Meighbourhood Zone in Branden Urkan Meighbourhood Zone in Branden
Setti-detached dealling	0.75 per divieting	Note specified	Urban Heighbourhood 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 spece per 20 employees plus 1 spece per 20 consulting roome for cuel	NINITA.	
Educational Tacility	For a secondary school - 1 space per 20 full-time time employees plus 10		
Hespital	Far lattary education - 1 space per 20 employees plus 1 space per 50 kd 3 space per 18 beds plus 1 space per 30 beds for visitors.	Bries Inhabenda,	
indoor secretation facility	 space per 15 tests poin 1 apace per au pere to vinters. space per 4 employees pius 1 apace per 200m2 of prox inaustite boor. 	area for visitore	
Licensed Premises	1 per 20 employaes, plus 1 per 60 opuars methes total floor area, plus 1 p plus 1 per 60 spuare metres dining Xpor area, plus 1 per 40 opuars metre	er 40 oquare metres of bar Roor area, plus 1 per 120 oquare metres lounge and beer garden Roor area. s gaming room Roor area.	
Office	1 specy for every 200x/2 of gross lossable floor area plus 2 speces glos 1	apace per 1000m2 of gross investing floor area for violars.	
Child care facility	1 space per 20 fuit time employees plcs 1 space per 40 fuit lime children.		
Recipation area	5 per 5500 speciality seals for employees plus 5 per 255 visitor and custo	rivera.	
Residential fait building	Whith the Cóly of Adelaide 1 for every sheeling for residents with a total four area tens from 150 equero metrus, 2 for every sheeling for residents with a total four area (see from 150 equero metrus, 2 for every 4 dealings for every 50 dealings for visions, and in all other cases 1 aparts for every 4 dealings for residents pixe 1 for every 50 dealings for visions.		
Basidential component of a multi-energy building		or area less than 150 sepane metres. 2 for every develop for residents with a total Socrarea greater than 150 area 1 apace for every it dwellings for residents plus 1 apace for every 10 dwellings for viators.	
Ship	3 space for every 308m2 of gross leasable floor area plus 1 space for eve		
Tourist accommodation Schedule to Table 3	1 space for every 20 employees plus 2 for the first 40 reterns and 1 for ever	y additional 40 memo for violens.	
	Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.	
	All zones City of Adelaide		

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olicy24		P&D Code (in effect) - Version 2023.13 - 31/08/2023
	Business Neighbourhood Zone	Metropolitan Adelaide
	Stralegic innovation Zone	
	Suburban Activity Centre Zone	
	Suburban Business Zone	
	Suburban Main Street Zone	
	Urban Activity Centre Zone	
	Urban Corridor (Boulevard) Zone	
	Urban Comidor (Buisiness) 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
1	00-1	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
dang	
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.
God and Weder Protocolous	
PO 2.1 Soli, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and extrace water contaminants within wate spendium areas (b) diverting clean stomwater away from wate operations areas and potentially contaminated	DTS/DPF 2.1 None are applicable.
 (c) providing a leachade barrier between weste operations areas and underlying soil and groundwelter. 	
P0 2.2	DTS/DPF 2.2

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
Wastewater legoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	Wastewater lagoons are set back S0m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and shed to: (a)	DTS/DPF 2.3 None are applicable.
 (b) avoid trundation by flood wateric; (c) ensure lapoon contents do not overflow; (d) include a finer designent to prevent lookupe. 	
P0 2.4	DTS/DPF 2.4
Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	Waste operations areas are set back 100m or more from watercourse banks.
Jessily	
PO 3.1	DTS/DPF 3.1
Waste treatment and management facilities are screened, located and designed to minimize adverse visual impacts on amenity.	None are applicable,
PO 3.2	DTS/DPF 3.2
Access noutes to waste treatment and management facilities via residential streets is avoided.	None are applicable.
PO 3.3	DTS/DPF 3.3
Litter control measures minimise the incidence of windblown litter.	None are applicable.
PO 3.4	DTS/DPF 3.4
Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	None are applicably.
devela	
PO 4.1	DTS/DPF 4.1
Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to order and exit the site in a forward direction.	None are applicable.
PO 4.2	DTS/DPF 4.2
Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	None are applicable.
Pyridig and bounds?	
PO 5:1	DTS/DPF 5.1
Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential facard to the public.	Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Leeffit.	
PO 6,1	DTS/DPF 6.1
Landfill gas emissions are managed in an environmentally acceptable manner.	None are applicable.

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Policy24	P&D Code (in effect) - Version 2023.13 - 31/08/2023
P0 6.2	DTS/DPF 6.2
Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3	DTS/DPF 6.3
Landfill facilities are located on land that is not subject to land slip.	None are applicable.
PO 6.4	DTS/DPF 6.4
Landfill facilities are separated from areas subject to flooding.	Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organis Minish Proceeding Pacifiko	
P0 7.1	DTS/DPF 7.1
Organic waste processing facilities are separated from the coast to avoid potential environment harm.	Organic waste processing facilities are set back 500m or more from the coastal high water mark.
P0 7.2	DTS/DPF 7.2
Organic waste processing facilities are located on land where the engineered liner and underlying sessonal water lattic cannot internet.	Norse are applicable.
PO 7.3	DTS/DPF 7.3
Organic waste processing facilities are sited away from areas of environmental significance and tand used for public recreation and enjoyment.	Organis waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
P0 7.4	DTS/DPF 7.4
Organic waste processing facilities are located on land that is not subject to land elip.	None are applicable.
P0 7.5	DTS/DPF 7.5
Organic waste processing facilities separated from areas subject to flooding.	Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Walanston Frankason Frankason	
PO 8.1	DTS/DPF 8.1
Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	None are applicable.
PO 8.2	DTS/DPF 8.2
Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

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

Desired Outcome

Appropriately designed and located accommodation for seasonal and short-ferm workers in rural areas that minimises environmental and social impacts

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1
Workers' accommodation and settlements are obscured from scenic routes, toutist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	Nore are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimiae 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 Norie are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrustructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 Nore are applicable.

Part 12 - Concept Plans

Playford

Concept Plan 81 Edinburgh Defence Airfield Lighting Constraints

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Policy24 P&D Code (in effect) - Version 2023.13 - 31/08/2023 Admin - No criteria applies to this land use

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INFORMATION ONLY	
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.

Item 8.2.1

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

Land Division (Torrens Title) - Creation of 20 Allotments, Construction of a Public Road, Retaining Walls and Fencing at 35-41 Lantana Dr, Parafield Gardens

Representations – None

Decision – Approve with conditions

Childcare Facility (68 place capacity), retaining walls, acoustic fencing, facade signage and associated car parking and landscaping at 102-104 Bridge Road, Pooraka

Representations – Two (one support / one oppose)

Decision – Approve with conditions

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

Representations - One (support)

Decision – Approve with conditions

Additions and Alterations to Existing Community Club and Removal of One (1) Regulated Tree at 360–370 Bridge Rd, Para Hills West

Representations - None

Decision – Approve with conditions

Ancillary Accommodation (Pool House) at 3 Chapman Avenue, Salisbury Heights

Representations – One (support)

Decision – Approve with conditions

Seven (7) two storey group dwellings, freestanding carport, two (2) office spaces and associated car parking and landscaping at 143 Winzor St Salisbury Downs

Representations-None

Decision – Approve with conditions

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

Representations – One (support with concerns)

Decision – Approve with conditions

Deemed Consents

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

3. CONCLUSION / PROPOSAL

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

INFORMATION ONLY	
ITEM	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.