



AGENDA

FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON

23 APRIL 2024 AT 6.30PM

**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 Zafirooulos
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 27 February 2024.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

Development Applications

8.1.1 **23003207** 17

Harry Bowey Reserve – Allotments 42 and 43 Goddard Drive, Salisbury Park SA 5109

Tree climb facility with associated office, shop, signage and car parks (Located within Harry Bowey Reserve)

OTHER BUSINESS

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8.2.2 Status of Current Appeal Matters and Deferred Items 935

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**

27 FEBRUARY 2024

MEMBERS PRESENT

Mr T Mosel (Presiding Member)
Mr R Bateup
Ms C Gill
Ms S Reardon (Deputy Elected Member)
Mr J Botten

STAFF

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

The meeting commenced at 6.33pm.

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

APOLOGIES

Apologies were received from Mr B Brug.

LEAVE OF ABSENCE

Nil

ADOPTED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 30 January 2024, be taken as read and confirmed.

The Minutes of the Confidential Special Council Assessment Panel Meeting held on 05 February 2024, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Ms S Reardon declared a conflict of interest, being an Elected Member on Council in relation to Item 8.1.2 that involves a land transfer between the applicant the City of Salisbury, and advised that she would leave the meeting when the Item is being considered by the Panel. Ms S Reardon will not debate or vote on the item.

OTHER BUSINESS

8.2.1 Status of Current Appeal Matters and Deferred Items

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

REPORTS

Development Applications

8.1.1 23028052

Placement of Thirty-One (31) Shipping Containers to southern side of industrial building (for storage of paperwork and office materials) (Amendment to Development Application 22006655) at 24-30 Kaurna Avenue, Edinburgh SA 5111 for Regent Street Properties Pty Ltd

REPRESENTORS

Ms J Eckert was not present at the meeting.

Mr S Dix spoke on behalf of Ms L Coxall's representation.

APPLICANT

Ms S Rosella, Representative for Regent Street Properties Pty Ltd and Mr N Henrys, Acoustic Consultant, spoke on behalf of the applicant.

Mr J Botten moved, and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code; and
- B. Pursuant to Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to application number 23028052 for Placement of Thirty-One (31) Shipping Containers to southern side of industrial building (for storage of paperwork and office materials) (Amendment to Development Application 22006655) in accordance with the plans and details submitted with the application and subject to the following conditions:

Planning Consent Conditions

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

Plan Type - Drawing No. – Date - Prepared By

Supporting Letter - N/A – 09/11/23 - Regent Street Properties (Adam Hopkins)

Site Plan – 5111-A-03 C – 07/11/23 – AH

Acoustic Assessment – A230418LT2 – 30/01/24 – Resonate

Response to Representations – N/A – 30/01/24 - Regent Street Properties (Adam Hopkins)

This Decision Notification Form shall be read in conjunction with the Decision Notification Form for DA 22006655, and all previous stamped plans, documentation and planning conditions from DA 22006655 are still applicable, except where varied by this application and conditions.

2. All visible external surfaces of each shipping container shall be painted in a natural colour tone (such as ‘woodland grey’) within 1 month from the date of container placement, and maintained in good conditions at all times. All containers shall be painted with the same colour.
3. The shipping containers shall be installed in accordance with the Site Plan approved under Planning Condition 1. The containers shall not be moved to another location on the site, unless otherwise approved by Council.
4. The containers shall not be stacked above single height in accordance with the Site Plan approved under Planning Condition 1.
5. Noise measured at the nearest residential property boundary shall comply with the *Environment Protection (Noise) Policy 2007* at all times.

Advice Notes

Previous Application Still Applies

All previous stamped plans and documentation, including planning conditions previously granted for Development Application No. 22006655 are still applicable except where varied by this application and conditions.

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>.

Ms S Reardon left the meeting at 7.16 pm and did not return to the meeting.

8.1.2 23022307

Staged Land Division comprising creation of Twenty-Three (23) Allotments from Four (4) Allotments, Public Roads, Reserves and associated excavation, filling, retaining walls, acoustic fence and tree damaging activity (removal of 6 Significant and 20 Regulated Trees)

Stage 1 – Allotments 6-11 and 16-22, Reserves and Roads (providing connection to Port Wakefield Road and Globe Derby Drive)

Stage 2 – Allotments 1-5 and 12-15, completion of Road including cul-de-sac head and acoustic fence at 21-77 Globe Derby Drive, Globe Derby Park SA 5110 for The South Australian Harness Racing Club Inc.

REPRESENTORS

Mr D Nolan and Ms A Nolan spoke on behalf of their representation and on behalf of 33 representors opposing the proposal.

Ms I Zmuda spoke on behalf of her representation and Mr J Dolan, who was not present at the meeting.

Mr S A'Court was not present at the meeting.

APPLICANT

Mr C Webber, Future Urban, Stephen Lawson, Seymour Group, Mathew Ward, Echo Acoustics and Ms M Mellen, MFY, spoke on behalf of the application.

Mr R Bateup moved, and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.
- B. Pursuant to Section 107 of the Planning, Development and Infrastructure Act 2016, Planning Consent is GRANTED to application number 23022307 for Staged Land Division comprising creation of Twenty-Three (23) Allotments from Four (4) Allotments, Public Roads, Reserves and associated excavation, filling, retaining walls, acoustic fence and tree damaging activity (removal of 6 Significant and 20 Regulated Trees)

Stage 1 – Allotments 6-11 and 16-22, Reserves and Roads (providing connection to Port Wakefield Road and Globe Derby Drive)

Stage 2 – Allotments 1-5 and 12-15, completion of Road including cul-de-sac head and acoustic fence in accordance with the plans and details submitted with the application and subject to the following reserved matters and conditions:

Reserved Matters

1. Civil and Siteworks Plan, prepared by a qualified and experienced engineer, for all civil and stormwater works, which shall address all of the following:
 - a) Finished floor levels for all buildings and hardstand surfaces; and
 - b) Cut/fill details; and
 - c) Retaining walls, kerbing or ramps, their design and grades; and
 - d) Pavement design details and gradients; and
 - e) Car parking dimensions, aisle widths, circulation movements and associated pavement markings and signage; and
 - f) Stormwater management arrangements, including accompanying design calculations, which consider the minor storm (10% AEP) and major storm (1% AEP) events; and
 - g) Water sensitive urban design measures; and
 - h) Surface water treatment.
2. Final stormwater management plan and accompanying stormwater design calculations, prepared by a qualified and experienced stormwater engineer, which shall address all of the following:

The site stormwater drainage system shall be designed to control the quantity and quality of stormwater discharged from the site to minimise flooding, to prevent adverse impacts on downstream drainage systems and to protect the water quality of receiving waters. In particular, the following components shall be included in the stormwater drainage design:

- a) Finished floor level shall be at least 150mm above the Q100 flood level adjacent the building;
- b) Storm runoff from the building roof areas should be separated from the runoff from ground or paved surfaces and may be discharged directly to Council's downstream underground drainage system without treatment to improve water quality;
- c) Grassed or vegetated swale drains and sedimentation/detention basins shall be used to convey storm runoff from paved surfaces including car parking areas to Council's downstream drainage system to reduce the extensive use of hard concrete kerb edges and underground piped drainage systems. The use of permeable paving for light vehicle car parking areas is suggested as a means of increasing the site stormwater detention / retention and infiltration rates and reducing the peak discharge rates and volume of runoff that discharge to Council's downstream drainage system;
- d) The minor stormwater drainage system of grassed swale drains, culverts, pits and pipes shall be designed with capacity to convey the runoff resulting from a 1 in 10 year ARI storm event;
- e) Grassed swale systems and basins shall be designed to provide primary treatment of stormwater runoff by filtering and removal of silt, sediment, oil and grease before discharge to downstream drainage systems and may also incorporate bio-retention treatment systems;
- f) Gross pollutant traps including trash racks and trash nets shall be included in the stormwater drainage system to capture stormwater pollutants such as rubbish and floatable litter.
- g) Gross pollutant traps, water quality treatment devices and drainage systems shall include high flow bypass and overflow provisions to accommodate extreme storm events resulting from the 1 in 100 year Ari major storm event.
- h) The following water quality requirements shall be met:
 - 80% retention of the typical urban annual load for Total Suspended Solids (TSS);
 - 60% retention of the typical urban annual load for Total Phosphorus (TP);
 - 60% retention of the typical urban annual load for Total Nitrogen (TN)(45% reduction target is applicable if discharge < 60L/sec);
 - No visible oil flows up to the 3 month ARI peak flow;
 - MUSIC modelling is required to verify that water quality targets are achieved;
 - Gross pollutant traps, water quality treatment devices and drainage systems shall include high flow bypass and overflow provisions to accommodate extreme storm events resulting from the 1 in 100 year ARI major storm event.

Planning Conditions - Council

1. The proposal shall be developed in accordance with the details submitted with the application and the following Council stamped approved plans and documents, except where varied by the conditions herein:
 - Planning Report – 31.01.2024 – Future Urban Group
 - Response to RFI – 31.01.2024 – Future Urban Group
 - Response to Representations – 16.11.2023 – Future Urban Group
 - 21A1526PROP1(H) – Plan of Division – 24.01.2024 Revision G – Alexander Symonds
 - 21-0012 – Traffic and Parking Report – September 2023 – MFY

- MLM/21-0012 – Supporting Letter (Traffic) – 17 November 2023 – MFY
 - MLM/21-0012 – Supporting Letter (Traffic) – 14 December 2023 – MFY
 - 22-3180-SKC02 – Preliminary Grading and Stormwater Layout – Revision J – 30.01.2024 – Greenhill
 - 22-3180-SKC03 – Preliminary Grading and Stormwater Layout – Revision J – 30.01.2024 – Greenhill
 - 22-3180-SKC04 – Preliminary Grading and Stormwater Layout – Revision H – 30.01.2024 – Greenhill
 - 22-3180-SKC05 – Preliminary Services Layout – Revision A – 29.01.2024 – Greenhill
 - 22-3180-SKC06 – Preliminary Services Layout – Revision A – 29.01.2024 – Greenhill
 - 22-3180-SKC07 – Preliminary Services Layout – Revision A – 29.01.2024 – Greenhill
 - 22-3180 – Preliminary Infrastructure Services and Stormwater Management Report – Revision C – 27.07.2023 – Greenhill
 - 231975L001Rev0 – Flood Advice for 21-77 Globe Derby Drive – 23 November 2023 – Tonkin
 - 231975L002RevA – Updated Flood Advice for 21-77 Globe Derby Drive – 20 December 2023 – Tonkin
 - 231975L003RevA – Additional Flood Mitigation Investigation for 21-77 Globe Derby Drive – 24 January 2024 – Tonkin
 - PROJECT_22.3180 – Landscape Master Plan – 29.01.2024 – GD Studia
 - Preliminary Arboricultural Impact Assessment – 4 May 2023 – Tree Vision
 - Native Vegetation Clearance Data Report – 12/07/2023 – EBS Ecology
 - 313-4 – Environmental Noise Assessment – 14 November 2023 – Echo Acoustic Consulting
2. The generation of airborne dust caused as a result of construction works shall be minimised at all times. Where generation of airborne dust is likely to cause nuisance beyond the site boundaries, dust control measures shall be implemented immediately.
3. A Soil Erosion and Drainage Management Plan and Construction Environment Management Plan shall be submitted to Council for Approval. The Soil Erosion and Drainage Management Plan and Construction Environment Management Plan shall be prepared in accordance with the document entitled “*Handbook for Pollution Avoidance on Commercial and Residential Building Sites*”, prepared by the Environment Protection Authority.
- (a) Hours of operation for all civil works;
 - (b) Arrangements for management of stormwater, noise and dust both during and post construction;
 - (c) Silt/erosion management both during and post construction;
 - (d) Measures to eliminate drag-out from the site during wet weather events.

-
4. All recommendations contained under the Soil Erosion and Drainage Management Plan and Construction Environment Management Plan, Approved by Council under Planning Consent Condition 3, shall be met all times.
 5. Replacement trees must be planted within 12 months of completion of the development at the following rates:
 - a. if the development relates to a regulated tree—2 trees to replace a regulated tree; or
 - b. if the development relates to a significant tree—3 trees to replace a significant tree.

Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017, and cannot be planted within 10 metres of an existing dwelling or inground swimming pool.

6. The clearance of trees and vegetation within the Stage 2 area delineated on the approved Plan of Division, shall not be removed until the Stage 2 Detailed Design has been approved by Council.
7. The acoustic fence shall:
 - a. be finished in a dark grey neutral colour tone to match the retaining wall; and
 - b. be maintained in good conditions at all times, to the reasonable satisfaction of Council.

Planning Conditions – Department of Infrastructure and Transport (DIT)

8. Access to allotments 1 to 22 shall be gained via the internal road network as shown on Alexander Symonds, Plan of Division, Drawing No. 21A1526PROP1(H), Revision G, (RHF/BAT/DEL 24.1.2024. Access to Lots 15 and 16 shall be located along the western boundaries of each allotment as far as practicable from the internal T-junction.
9. The Port Wakefield Road/New Road junction and modifications to Port Wakefield Road shall be in accordance with MFY Drawing No. MFY_210012_06_SK02, Revision B, dated 9 August 2023.

The road upgrades shall ensure that the existing Wire Rope Safety Barrier, existing sealed shoulder and bicycle facility are maintained and that the separation between the new diverge (into the AUL) and the existing merge from 3 lanes into 2 (north Globe Derby Drive) is appropriately designed. The new road junction shall be designed to accommodate PBS Level 2A vehicles and any modifications to Port Wakefield Road shall accommodate PBS Level 3A vehicles.

All required road works shall be designed and constructed in accordance with Austroads Guides, Australian Standards and the Department for Infrastructure and Transport (DIT) Master Specifications. All associated costs (including but not limited to project management and any necessary road lighting, modifications to the Wire Rope Safety Barrier, signage and drainage upgrades) shall be borne by the applicant. All works shall be completed to the satisfaction of DIT prior to Section 138 land division certificates being issued.

Note: Prior to undertaking detailed design, the applicant shall contact Mr Narendra Patel, Senior Network Integrity Engineer, Network Management Services on telephone (08) 8226 8244, mobile 0400 436 745 or via email: narendra.patel@sa.gov.au to progress this. The applicant shall enter into a Developer Agreement with DIT to undertake and complete this work.

10. Any infrastructure within the road reserve (including road signs, street lights, stormwater infrastructure, etc) that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.
11. The internal roads shall be suitably designed to cater for the largest vehicle expected to access the development and the cul-de-sac shall ensure that a commercial vehicle (up to a PBS Level 2A vehicle) can undertake a full U-turn manoeuvre should site access not be possible (as shown on MFY Figure 1 in correspondence dated 17 November 2023).
12. Any noise attenuation installed at the Port Wakefield Road/Daniel Avenue junction shall be fully contained within the site of the development (or a dedicated reserve strip) and not installed on road reserve under the care, control and management of the Commissioner of Highways.
13. A final stormwater management plan shall be developed in conjunction with DIT and be in accordance with DIT Master Specification RD-DK-D1 Road Drainage Design and other relevant guidelines. The point/s of discharge shall be confirmed and the pre and post development peak discharge to any DIT infrastructure is to be confirmed during detailed design. All drainage infrastructure is to be to the satisfaction of Council and DIT.
14. Stormwater run-off shall be collected on-site and discharged without impacting the adjacent roads. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Planning Conditions – Native Vegetation Council

15. Prior to any clearance of native vegetation, the Native Vegetation Council must provide written confirmation that the Significant Environmental Benefit requirements under the Native Vegetation Act 1991 have been satisfied.
16. Stockpiled materials, including cleared vegetation and excavated soil is not to be placed on top of native understorey outside the approved area.
17. Construction vehicles, equipment or materials are not to be stored or placed on top of native vegetation outside the approved clearance area.

Advice Notes - Council

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).

Planning Consent Valid for 2 Years

Land Division Consent, 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.

Advice regarding Council land

This Development Approval does not constitute land owner's approval. The following applies to any works on Council land:

- Any person making alteration to Council land including erecting or installing a structure (pipes, wires, cables, fixtures, fittings), storing building materials, erecting temporary fencing, altering the kerb, gutter, footpath or crossover etc. in, on, under or over Council land, is subject to a permit from Council pursuant to Section 221 of the Local Government Act 1999.
- Service infrastructure should be located as far as practicable away from street trees, in order to protect the root zone and to prevent future damage to the infrastructure from roof expansion.
- Residents and businesses are encouraged to develop and maintain the verge area between their property boundary and the kerb. However, some types of development such as irrigation, tree planting and landscaping may be restricted in some areas and therefore permission should be first sought from Council before commencing any works;
- It is the developer's/owner's responsibility to ensure that damage does not occur to verge infrastructure during construction. Council regularly inspects the condition of verge infrastructure during construction and where damage is observed, Council may recover the costs from the owner for reinstatement of any damage to the footpath, kerb or gutter and may also impose a substantial penalty for any wilful damage.

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>

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>.

Advice Notes – DIT

- The subject land abuts Port Wakefield Road that was proclaimed as a controlled access road on 13 July 1968. Subject to development approval, the department will amend its records to formalise the new road connection to Port Wakefield Road.
- The Department is currently undertaking a planning study for Elder Smith Road that includes consideration of the extension of Elder Smith Road to Port Wakefield Road. It is recommended that the applicant liaise with the Department prior to lodging for Section 138 certificates for Allotments 19-22 to determine whether any modifications to these allotments will be required as a result of the planning study.
- Approval will need to be sought from the National Heavy Vehicle Regulator prior to PBS Level 2A vehicles utilising the new roads in this land division.

Liaison with Asset Owners

The Applicant is responsible for all costs, administration and processes associated with relocation of affected public infrastructure, including, but not limited to; electricity stobie poles; utility pits; traffic barriers; street signage etc.

Native Vegetation

The clearance of native vegetation must be undertaken in accordance with the approval of the Native Vegetation Council under the Native Vegetation Act 1991 as set out in Decision Notification 2023/3169/361.

Telecommunications Act

Under Part 20A of the Telecommunications Act 1997 (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption. Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments, unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:

www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments

OTHER BUSINESS**8.2.1 Policy Issues Arising from Consideration of Development Applications**

Nil

8.2.2 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 26 March 2024.

ADOPTION OF MINUTES

Ms C Gill moved, and the Council Assessment Panel resolved that the Minutes of the Council Assessment Panel Meeting be taken and read as confirmed.

The meeting closed at 8.38 pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 27 February 2024
(refer to email approving minutes registered in the City of Salisbury's Record Management System - Document Number 8115509)

ITEM	8.1.1
	COUNCIL ASSESSMENT PANEL
DATE	23 April 2024
APPLICATION NO.	23003207
APPLICANT	TreeClimb
PROPOSAL	Tree climb facility with associated office, shop, signage and car parks (Located within Harry Bowey Reserve)
LOCATION	Harry Bowey Reserve – Allotments 42 and 43 Goddard Drive, Salisbury Park SA 5109
CERTIFICATE OF TITLE	Allotment 42 – CT 5889/142 & Allotment 43 – CT 5861/634
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: Sixty-Three (63) Representations to be heard: Twenty- Seven (27)
Referrals - Statutory	N/A
Referrals – Internal	Development Engineer City Infrastructure (Traffic) Park and Open Space Assets
Planning & Design Code Version (at lodgement)	Version 2023.6 Application lodged – 17 May 2023
Assessing Officer	Kieron Barnes – Planning Consultant (Planning Studio Pty Ltd)
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
Attachment 4:	Peer Review of Traffic and Parking Assessments
Attachment 5:	Peer Review of Arborist Assessments
Attachment 6:	Extract of Planning and Design Code

3. RELEVANT AUTHORITY

The City of Salisbury is the current landowner of the subject land. Given that the City of Salisbury has an interest in the proposed development as the landowner, the Council wrote to the Minister for Planning requesting that the Minister appoint the State Commission Assessment Panel as the Relevant Authority to remove any potential for a perceived conflict of interest in the assessment of the application. The Minister's Delegate declined this request stating that the City of Salisbury Council Assessment Panel, as an independent body, was best placed to assess the proposed development.

Given that the Council is the landowner, an independent planning consultant has been engaged to assess the application and prepare an assessment report for consideration by the CAP. In addition, an independent traffic engineer has been engaged to provide the Panel advice in relation to the traffic and parking considerations, as well as an independent arborist to undertake a peer review of the supporting arborist assessment. 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 on Council land.

4. EXECUTIVE SUMMARY

The proposed development seeks Planning Consent to construct a recreational facility comprising an aerial tree climb course together with a support building and signage. The new recreational facility will be located on a portion of Harry Bowey Reserve with access provided from Riversdale Drive, Salisbury Park. The subject site is located in the Open Space Zone.

Harry Bowey Reserve is owned and managed by the City of Salisbury (the 'Council'). As the owner of the land, the Council has entered into a lease agreement with the applicant. It is understood that the lease agreement allows the applicant to occupy a portion of Harry Bowey Reserve under a 'five plus five' year arrangement. It is further understood that the buildings and structures have been designed to be removed at the end of the lease period, thereby ensuring that this portion of Harry Bowey Reserve can be returned to its original condition.

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 21 June 2023 and 11 July 2023, with sixty-three (63) representations received. Fifty-six (56) expressed opposition to the proposal while seven (7) representors expressed support (some with concerns). The key issues raised in the representations relate to traffic movements, impact on the amenity of the locality as well as the use of the reserve for the proposed 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;
- Has appropriately addressed the anticipated additional traffic movements through a range of improvements to the parking and access road within Harry Bowey Reserve as well as along Riversdale Drive;
- Represents a high-quality design which will not detract from 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.

5. SUBJECT SITE

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

- Allotment 42 in Filed Plan 114756 in Certificate of Title Volume 5889 Folio 142; and
- Allotment 43 in Filed Plan 114757 in Certificate of Title Volume 5861 Folio 634

The Applicant’s Planning Consultant has provided the following plan which illustrates the subject site and its context amongst the broader Harry Bowey Reserve.



Harry Bowey Reserve sits within a much larger linear reserve that follows the Little Para River from the east to the west across the Council area. Harry Bowey Reserve provides a range of recreational facilities for the community including an oval, tennis courts, picnic shelters, barbecue facilities, play equipment, walking trails and informal car parking spaces. Vehicular access to the site is provided from Riversdale Drive which is a local road under the care and control of the City of Salisbury. The access road into Harry Bowey Reserve contains gates which are locked at sunset, thereby preventing vehicular access into the subject site outside daylight hours.

The Little Para River runs in a north-east to south-west direction and forms the northern border of the subject site. Numerous substantial, mature trees are located around the subject site. A number of these trees will be used as part of the proposed aerial tree climb course

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which will feature a series of interconnected rope bridges and zip lines. Additional mature vegetation is located along the banks of the Little Para River as well as around the oval, tennis courts and driveway. This vegetation provides an effective visual barrier to the dwellings located to the south of the reserve.

A high voltage power line runs in an east to west direction across the subject site.

Photos of the subject land are provided below.

Photo 1.

*Looking North
from Riversdale
Drive*



Photo 2.

*Looking West from
in front of the
entrance to Harry
Bowey Reserve*



Photo 3.

Looking South towards residential properties when exiting from Harry Bowey Reserve into Riversdale Drive



Photo 4.

Looking West on Riversdale Drive, from in front of the entrance to Harry Bowey Reserve



Photo 5.

*Looking East on
Riversdale Drive,
from in front of the
entrance to Harry
Bowey Reserve*



Photo 6.

*Looking West from
the entrance within
the Harry Bowey
Reserve*



Photo 7.

*Looking West from
the internal road
within the Harry
Bowey Reserve*



Photo 8.

*Looking West to
the Cul-Dec-Sac
from the internal
road within the
Harry Bowey
Reserve*



Photo 9.

*Looking East from
the internal road
within Harry
Bowey Reserve
towards the
Riversdale Drive
entrance*



Photo 10.

*Looking East from
the internal road
within Harry
Bowey Reserve*



Photo 11.

Looking North within the Harry Bowey Reserve, towards the approximate location of proposed Eco-Hut (red arrow)



Photo 12.

Looking West within the Harry Bowey Reserve from Carisbrooke Park towards proposed landing platforms next to large trees (red arrows)



Photo 13.

Looking West within the Harry Bowey Reserve from Carisbrooke Park to the approximate location of the proposed Eco-Hut (red arrow)



Photo 14.

Looking South-East within the Harry Bowey Reserve towards Riversdale Drive



6. LOCALITY

As noted previously, Harry Bowey Reserve forms part of the Little Para River linear reserve which is a regional level open space facility that 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.

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In addition to the Little Para River linear reserve, the locality also includes low-density residential development generally in the form of one and two-storey detached dwellings within the General Neighbourhood Zone. In particular, low-density residential development is located to the south-east along Riversdale Drive which provides vehicular access to Harry Bowey Reserve. Additional low-density residential development is located to the south (along Pemberley Avenue, Surrey Court and Smedley Place). To the north, low density residential development is located along Shaftesbury Road and Prunus Avenue. As mentioned, views of the existing recreational facilities within Harry Bowey Reserve from the nearby residential areas are restricted by substantial vegetation located along the perimeter of the reserve.

While not within the defined locality, it is noted that the Salisbury Park Primary School is located further to the south. In addition, Wildwood Park, which accommodates a number of formal soccer pitches is located further to the east.

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

Locality Plan – Aerial




Legend (Source: NearMap)	
	Site boundary
	Locality boundary
	Representor

Contextual Plan




Legend (Source: SAPPA)

	Site boundary
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Panorama View



Legend (Source: Nearmap)	
	Approximate area of the site to be occupied by TreeClimb

7. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development seeks the construction of a new recreational facility within Harry Bowey Reserve. This privately-operated facility will take the form of five aerial tree climb courses which feature a series of interconnected rope bridges and cables set amongst the tree canopy. All five courses will depart from a raised 5.15-metre-high wooden platform which will be accessed via timber stairs.

Once participants have entered a particular course, they will be attached via a harness to a safety line (known as a continuous belay system) and will navigate a variety of rope bridges which provide an aerial link between the trees on the course. Once all of the rope bridges have been navigated, participants will descend to the ground via a zip line before returning to the central elevated platform to embark on further courses with increased levels of difficulty. Low-level fencing will be installed around the various landing points to avoid any potential conflict with regular users of the reserve.

The tree climb courses (including safety lines and rope bridges) will be attached to the trees along the course through the use of vertical pine spacers which are placed around the tree trunks and secured via aluminum screws. Elevated platforms will also be installed around the tree trunks from which participants can pause before tackling the next rope bridge along the course.

The proposed development also includes a single-storey multipurpose building (described as an ‘Eco-Hut’) which will accommodate the administrative functions, café, toilets and storage needs of the facility. The Eco-Hut will have a floor area of approximately 77m² and will feature a paved area to the north, west and south of the building on which participants can gather. The café element of the building will sell a selection of pre-prepared food as well as coffee and other beverages. The café will be available to the general public as well as TreeClimb participants.

The Eco-Hut will feature a simple, practical design with a low-pitch Colorbond roof and walls clad with either timber battens or plywood. Planter boxes will be installed around the perimeter of the paved area to provide additional landscaping.

A 3-metre-high freestanding sign will be located on the western side of the paved area near the entrance to the Eco-Hut.

With the inclusion of the raised platform (from which the various tree climb courses will depart), the total floor area of the proposed buildings and associated paving will be 219.66m². Apart from these two structures and the zip line landing areas, access to Harry Bowey Reserve will remain unchanged for the general public. More specifically, members of the public will be able to walk under the proposed aerial tree climb courses and observe participants negotiating the various rope bridges.

In terms of the operational aspects of the proposed development, the facility will be open seven days a week (including most public holidays) between 10:00am and 6:00pm. In addition, eight to ten staff members will be working at the facility to cater for the needs of the anticipated 25 to 30 participants who will be using the five tree climb courses at any one time.

The applicant has advised there are currently approximately 230 informal car parking spaces servicing Harry Bowey Reserve. The majority of these spaces are located along the existing access road to the reserve from Riversdale Drive.

Initially, the proposed development included the removal of a Regulated Tree. However, amended plans were submitted following the notification period which indicate that the Regulated Tree will now be retained. While two trees will be removed to accommodate the Eco-Hut, neither tree is Regulated, and neither tree is classed as native vegetation. Some alterations are proposed to the existing internal access road, to allow it to be widened in places, however, this will not result in any damage to Regulated or Significant trees. In addition, it is noted the Arborist Report provided by the Applicant advises that the recreational facility (including the various tree climb courses) will not result in any tree damaging activity.

In terms of the required services and infrastructure, a 20,000 litre underground holding tank will be installed for the temporary storage of sewage before it is pumped into the SA Water sewerage system. In addition, a 10,000 litre rainwater tank will collect water from the roof of the Eco-Hut before discharging in a controlled manner.

Waste (including recyclables and organic waste) will be collected by private contractor via a 10-metre-long rigid vehicle.

As part of the development proposal, the City of Salisbury will be undertaking a series of improvements and treatments to the driveway within Harry Bowey Reserve as well as some of the roads leading into the reserve. These works include:

- Construction of road cushions (to slow traffic) and installation of parking restrictions and time limits along Riversdale Drive;
- Widening of the Riversdale/Malina Drive/Woodland Drive intersection;
- Widening of the access point to Harry Bowey Reserve and cul-de-sac at the end of the roadway within Harry Bowey Reserve to accommodate larger vehicles, including a 12.5m bus;
- Provision of additional dedicated accessible parking spaces within Harry Bowey Reserve; and
- Widening of the circulation roadway within Harry Bowey Reserve as well as the provision of an indented bus bay.

If the Panel was to grant planning consent, recommended conditions of approval are proposed requiring that all the works are completed before the commencement of the use.

8. 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.

9. 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 ‘tree climb facility’ from notification, the proposed development requires public notification.

Public notification commenced on 21 June 2023 and closed on 11 July 2023. Sixty-three (63) representations were received during the notification period, Fifty-six (56) in opposition, six (6) in support with some concerns and one (1) in support. Twenty-seven (27) of the representors have requested to be heard.

The representors are listed in the Table below.

		Representations received	
Representations received		Support or Oppose	Wish to be Heard
1	John McCann Unit 4 / 40 Jenkins Drive Salisbury Park SA 5109	Oppose	No
2	Garry Newsam Unit 6 / 5 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes

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3	Catherine McCann Unit 4 / 40 Jenkins Drive Salisbury Park SA 5109	Oppose	Yes
4	Robert Barnes 4 Sandy Crescent Salisbury Park SA 5109	Oppose	Yes
5	Dagmar Bettin-Schulte-Umberg Unit 13 / 5 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
6	Mel Cooke 32 Wildwood Drive Salisbury Park SA 5109	Oppose	Yes
7	Geoffrey Cooke 20 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
8	Susan Cooke 20 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
9	Jeannie Furler 14B Malinya Drive Salisbury Park SA 5109	Oppose	No
10	Andrew Howgate 25 Carlingford Drive Salisbury Park SA 5109	Oppose	No
11	Lisa Lillywhite 19 Carlingford Drive Salisbury Park SA 5109	Oppose	No
12	Konstantina Martinis 36 Johnswood Drive Salisbury Park SA 5109	Oppose	Yes
13	Ross Pearce 31 Carlingford Drive Salisbury Park SA 5109	Support with Concerns	No
14	Elaine Plaschka 6 Malinya Drive Salisbury Park SA 5109	Support with Concerns	No
15	Bradley Wall 14B Malinya Drive Salisbury Park SA 5109	Oppose	No
16	Margret Harratt 14 Riversdale Drive Salisbury Park SA 5109	Oppose	No
17	Michael Barton 30 Riversdale Drive Salisbury Park SA 5109	Oppose	No
18	Dagmar Bettin-Schulte-Umberg Unit 13 / 5 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
19	Tony Canino		No

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	10 Riversdale Drive Salisbury Park SA 5109	Oppose	
20	Renata Canino 10 Riversdale Drive Salisbury Park SA 5109	Oppose	No
21	Ian Ritzema and Annette Gillespie 15 Riversdale Drive Salisbury Park SA 5109	Oppose	No
22	Dylan Harnas 8 Malinya Drive Salisbury Park SA 5109	Oppose	No
23	Anna Harris 8 Riversdale Drive Salisbury Park SA 5109	Oppose	No
24	R Hockley 12 Riversdale Drive Salisbury Park SA 5109	Oppose	No
25	Bernadette Howson 16 Riversdale Drive Salisbury Park SA 5109	Oppose	No
26	Regan Jeffrey 13 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
27	Joshua Lyle Unit 12 / 5 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
28	Pamela Marshall 1 Goldthorn Road Salisbury Park SA 5109	Oppose	Yes
29	Ann McCusker 2 Riversdale Drive Salisbury Park SA 5109	Support with Concerns	No
30	Rachel Millstead Unit 9 / 5 Riversdale Drive Salisbury Park SA 5109	Oppose	No
31	Sue Neilson Unit 8 / 5 Riversdale Drive Salisbury Park SA 5109	Oppose	No
32	Jay Newell 8 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
33	Sandra Nicolescu 28 Riversdale Drive Salisbury Park SA 5109	Oppose	No
34	Robert and Patricia Piscioneri 17 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
35	Ron Russell Unit 10 / 5 Riversdale Drive	Oppose	No

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	Salisbury Park SA 5109		
36	Reg Stone 2A Malinya Drive Salisbury Park SA 5109	Oppose	Yes
37	Craig Taylor 6 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
38	Christine Taylor 6 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
39	Glyn Teague 9 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
40	Joycelyn Teague 9 Riversdale Drive Salisbury Park SA 5109	Oppose	No
41	Jennifer Veitch 20 Malinya Drive Salisbury Park SA 5109	Oppose	No
42	Sandra Wallace 4 Riversdale Drive Salisbury Park SA 5109	Oppose	No
43	Timothy White 2B Malinya Drive Salisbury Park SA 5109	Oppose	Yes
44	Rosslyn Witcher Unit 14 / 5 Riversdale Drive Salisbury Park SA 5109	Oppose	No
45	Murray Witcher Unit 14 / 5 Riversdale Drive Salisbury Park SA 5109	Oppose	No
46	Rosslyn Witcher Unit 14 / 5 Riversdale Drive Salisbury Park SA 5109	Oppose	No
47	Lynn Hayward 3 Riversdale Drive Salisbury Park SA 5109	Support with Concerns	No
48	Neil Kennedy Unit 7 / 5 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
49	Ian and Karen Hulmes 7 Meralang Avenue Salisbury Park SA 5109	Support with Concerns	No
50	Jordan Ingerson Unit 11 / 5 Riversdale Drive Salisbury Park SA 5109	Oppose	No
51	Ken Potter 6 Meralang Avenue Salisbury Park SA 5109	Support with Concerns	No

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52	Pauline Symonds 24 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
53	Alfred Symonds 24 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
54	Jennifer Carey 18 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
55	Peter Harratt 14 Riversdale Drive Salisbury Park SA 5109	Oppose	No
56	Katherine Anderson 17 Wildwood Drive Salisbury Park SA 5109	Oppose	Yes
57	Grant Baker 10 Malinya Drive Salisbury Park SA 5109	Oppose	Yes
58	Cheryl Baker 10 Malinya Drive Salisbury Park SA 5109	Oppose	Yes
59	Roger Coulter 27 Malinya Drive Salisbury Park SA 5109	Oppose	No
60	Avril Kelly 28 Pemberley Avenue Salisbury Park SA 5109	Oppose	No
61	David Lowes 26 Riversdale Drive Salisbury Park SA 5109	Oppose	No
62	Ken Carey 18 Riversdale Drive Salisbury Park SA 5109	Oppose	Yes
63	Ebony Pattison-Harris 32 Riversdale Drive Salisbury Park SA 5109	Support	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, as well as an additional Traffic and Parking Review prepared by Empirical Traffic Advisory, is contained in Attachment 3.

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

Summary of Representations	Applicant's Response - Summary
<p>Land Use</p> <ul style="list-style-type: none"> • Disturb tranquil nature of the park and existing residential amenity. • Not the ideal location for bringing multiple user groups, given the proximity, and surrounding residential land uses. • The facility should not be located within a residential area. • Potential disruptions to ongoing activities of the locality, such as junior soccer club. • Commercialisation of Harry Bowey Reserve will result in loss of community area, existing park usage as a peaceful reserve, and walking trails. • Additional support structures for the proposed walkways will impact the ongoing use, for dog walking, among others, and negatively impact the amenity of the park given its description as a 'Thrill Seeker event,' among others. • Loss of identify of the site as a 'Park.' • Increase in Vandalism, particularly at night. • Hinder use of park by 'Disability groups' for peaceful and quiet recreational time. • Opposing information regarding visitor traffic flow and time spend at the Tree Climb. • Lack of clarity regarding future development, if any, given that the area marked for developments extends beyond the courses. 	<p>The Applicant, via their Planning Consultant (Ekistics Planning and Design), provided a detailed response, assembled under the below headings.</p> <p>Land Uses:</p> <ul style="list-style-type: none"> • The site has an opportunity to provide a new recreational facility in the northern suburbs of Adelaide. • We are of the opinion that the Tree Climb Facility is a type of active recreation use that is envisaged in the Open Space Zone. <p>Commercialisation:</p> <ul style="list-style-type: none"> • The proposed land use has been carefully designed to fit within the park environment and to avoid restricting access to areas of public access. • The proposal will not conflict with or prevent any existing activities from continuing within the park, including the use of existing playgrounds, BBQ area, informal oval and walking and cycling trails. • The proposed scope of works also includes realignment of the existing footpath to facilitate the siting of new building and to ensure existing trails are maintained within the park. <p>Impact to 'tranquil' park setting:</p> <ul style="list-style-type: none"> • The subject site is located within the Open Space Zone which is adjacent to General Neighbourhood Zone. • The proposal has been sited, designed and will be operated to take into account its location and will not have unreasonable impacts on adjoining residents. • The Tree Climb facility is a type of 'active recreation facility' that will support the achievement of PO1.1 • The Tree Climb facility would be similar to noise associated with a popular park setting including family and group gatherings, children using the playground equipment

<ul style="list-style-type: none"> • Conflict of interests with proposed Tree Climb users and another park users for access to reserve and its amenities. <p>Traffic, Parking and Access</p> <ul style="list-style-type: none"> • Lack of credible traffic management plan to address increase in traffic via Riversdale Drive. • Traffic Impact Assessment lacks details and is vague and misleading. • Potential conflict with emergency services access along Riversdale Drive. • Consider alternative access options along Saints Road or Pemberley Road or Main North Road, instead of Riversdale Drive. • Traffic congestion due to increased traffic along side streets. • Increased safety risks due to the proposed removal of existing safety barriers (traffic calming measures) installed by the City of Salisbury along Riversdale Drive & Malinya Drive. • Street parking problems due to overflow from proposed car parking. Proposed car parking not considered sufficient (suggestion that at least 200 parking spaces are required). • Heavy vehicle movements along neighbouring roads. • Detailed assessment on potential impacts to surrounding road network. • Lack of consultation with residents of Meralang Avenue, Floriston Way, among others, prior to deployment of traffic control devices. • Lack of public transportation within easy walking distance of 	<p>and use of the oval</p> <ul style="list-style-type: none"> • The facility has been designed to integrate into the local environment using natural materials and structures that are modest in size that will create a minimal visual presence within the park • Other than the central support building and landing pad at the end of each course, the facility will be within the tree canopy allowing public access underneath to continue. • The facility will not be operated at night and the facility will be secured after hours <p>Traffic, Parking and Access:</p> <ul style="list-style-type: none"> • The applicant's Planning Statement includes a new traffic assessment by ETA, which reviews previous assessments, submissions on the application, and additional information from the Council regarding the use of Harry Bowey Reserve. • The revised traffic assessment accompanying the application shows that the proposed development's increased traffic levels will align with the traffic volumes specified in the City of Salisbury Infrastructure Guidelines for relevant road classifications • ETA's traffic assessment concludes that there are ample parking spaces within Harry Bowey Reserve, with a minimum of 57 spaces available at all times out of the total 230 spaces, meeting both average daily and 85th percentile use requirements. • As part of the proposed scope of works, new traffic safety devices will be installed to replace the existing traffic safety devices including the installation of road cushions along Riversdale Drive, the widening of the access into Harry Bowey Reserve and widening/realignment of the intersection of Riversdale Drive/Malinya Drive/Wildwood Drive. • ETA's Traffic Assessment details the scope of works, concluding that proposed alterations will benefit access arrangements for the development and visitors to Harry Bowey Reserve, while maintaining traffic volumes as per City of Salisbury guidelines
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<p>the development site.</p> <ul style="list-style-type: none"> • Change of single lane to dual lane along Riversdale Drive, and its impact of residents' safety and movement. • Lack of footpath along one side Riversdale Drive will result in safety concerns for pedestrians. • Increased traffic flow may be over the limit of the streets. • Undesirable traffic behaviour along local streets. • Increased exposure to pollution due to higher traffic flow. • Exposure to diesel fumes with movement of buses along the streets. <p>Noise</p> <ul style="list-style-type: none"> • Exposure to unwanted noise, and increased traffic noises. • Noise disturbances all through the week (all seven days). • Café working hours (10 am- 6 pm) and extended hours for private functions, will disturb the quiet amenity of the neighbourhood. • Potential noise infringements. • Lack of acoustic report as part of the development application submission. • Noise impacts on fauna at the park. • Noise could unnerve pets at adjacent residences <p>Privacy</p> <ul style="list-style-type: none"> • Overlooking into backyards of adjacent residential properties. • Potential increase of trespassers with the increasing people traffic. • Need for higher fencing to ensure privacy. <p>Fire Risk</p>	<ul style="list-style-type: none"> • Installing road cushions along Riversdale Drive as proposed will effectively address concerns about speeding vehicles and enhance safety for residents • During peak times with potentially high demand at Harry Bowey Reserve, Tree Climb is willing to collaborate with the Council and event organizers to regulate usage, traffic flow, and parking. If needed, they are prepared to implement temporary traffic and parking control measures. • The traffic assessment by Empirical Traffic Advisory has determined that the current road network can handle the extra traffic from the proposed activity, considering there are no alternative vehicle access points into Harry Bowey Reserve • The applicant supports an arrangement to ensure that these works are completed before the Tree Climb Facility is operational <p>Impact to park users:</p> <ul style="list-style-type: none"> • Below the adventure course the park will remain open and accessible to the public at all times • There is no fencing or barriers limiting access other than the construction of the new support building and fencing around the ground level points of the zip line for safety reasons • All existing pathways that lead through the park will be unaffected by the proposal. The building has been located to not restrict existing access with no additional and new pathways required within the park <p>Impact to Native Flora and Fauna:</p> <ul style="list-style-type: none"> • The course layout has been designed around the proximity of suitable, healthy trees, informed by the 'Tree Risk and Management Report' prepared by Arborman Tree Solutions and an 'Ecological Assessment' by EBS Ecology with the intent to ensure the design, construction and operation of the facility minimises its impact on the existing flora and fauna within the park. • The construction methodology minimises
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<ul style="list-style-type: none"> • Increased potential for accidental fire within the park. • More users will result in more risks of fire. <p><i>Native Fauna and Flora</i></p> <ul style="list-style-type: none"> • Destruction and disturbances to native habitats of birds such as Kookaburras, Rosellas, Cockatoos, and Parrots, which are commonly observed at Harry Bowey Reserve. • Devastating impact on wildlife such a Koalas and Possums, and their habitats. • Damage to existing trees, and removal of regulated tree is unnecessary. • Impact of human traffic at the proposed elevated structures, noise impacts, potential littering etc. on fauna and flora not addressed. • Lack of Environmental Impact Assessment. • Measures to ensure ongoing protection of flora and fauna at development site. <p><i>Health and Safety</i></p> <ul style="list-style-type: none"> • Expected closing times for security gates? • Emergency Evacuation Report and service vehicle access availability for the development site. • Impact the users of the existing children’s play area. <p><i>Property Value and Aesthetics</i></p> <ul style="list-style-type: none"> • Lower the property value due to poor road safety. • Proposed structures will impede the existing panoramic views of/to Harry Bowey reserve from adjacent residences. • Litter disposal arrangements to 	<p>its impact on the natural environment resulting in a construction approach where tree growth is not restricted in any way</p> <ul style="list-style-type: none"> • The method to be employed on the proposed facility is the same that has been successfully used at Tree Climb – Adelaide Park Lands and Tree Climb – Kuitpo. <p><i>Noise:</i></p> <ul style="list-style-type: none"> • The applicant confirms that the facility will not operate outside of the proposed operating hours from 10am – 6pm, including for any functions outside of these hours • There will be no impact on adjacent residents from the operation and from traffic movements at night-time • Based on the operation of their existing facilities, the proposal will not generate significant noise levels either through persons using the course, gathering at the central support building or accessing the site • The nearest residential dwelling is approximately 80-90 metres away from the proposed Eco-Hut facility and approximately 50 metres away from the closest point of the TreeClimb course. <p><i>Privacy:</i></p> <ul style="list-style-type: none"> • The proposal will not cause any unreasonable impact on the privacy of nearby residential properties given the separation distance between the facility and the nearest residential property • The nature of the activity is such that course users would move on quickly to not hold up other course users and their attention would be focused on the course itself • Any views possible into nearby backyards would be obscured by the existing dense tree canopy <p><i>Other:</i></p> <ul style="list-style-type: none"> • Section 107(3) of the Planning, Development and Infrastructure Act, 2016 mandates public notification for this application, requiring notice to be given to owners or occupiers of adjacent land and by
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<p>ensure maintenance of park amenity.</p> <p>In Support</p> <ul style="list-style-type: none"> • Great addition for children and families. • Essential element for the development of Harry Bowey Reserve. 	<p>posting notice on the subject land. Practice Direction 3: Notification of Performance Assessed Development Application 2019 outlines the specific requirements for the relevant authority to adhere to during notification processes</p> <ul style="list-style-type: none"> • Practice Direction 3 specifies that a sign placed on the land must be in a layout as detailed in the practice direction • Council, as the relevant authority, has confirmed that the application has been notified in accordance with requirement as outlined in Practice Direction 3 • The Environment, Resources, and Development Court have consistently affirmed that property values should not influence the assessment of planning merits, as demonstrated in cases like <i>Lazzarino v the Corporation of the City of Campbelltown & Anor</i> [2015] SAERDC 5, dated March 10, 2015. Therefore, this concern has not been factored into the formulation of this response. • The operator considered easy access for fire services and other emergency services as a new site selection criterion. The operator will observe all fire safety and emergency service requirements
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10. REFERRALS – STATUTORY

No statutory referrals were triggered by the proposed development.

11. REFERRALS – INTERNAL

Development Engineer	Council's Development Engineer has reviewed the proposed development and advised it is acceptable from a development engineering perspective.
City Infrastructure (Traffic)	Council's City Infrastructure Department has collaborated with TreeClimb during the project design phase, and are satisfied with the traffic outcomes proposed. Notwithstanding, an independent traffic engineer (CIRQA) was engaged to conduct a peer review assessment of the proposed development and offer independent advice on traffic matters. The peer review advice is provided in Attachment 4 and is discussed in further detail within the <i>Transport, Access and Parking</i> section of this report (below).
Parks and Open Space Assets	Council's Parks and Open Space Assets Department has collaborated with TreeClimb during the project design, and are satisfied with the proposal and overall tree protection strategy, subject to further review of detailed design plans and the final tree protection methodology. Notwithstanding,

	<p>an independent arborist from Project Green was engaged to undertake a peer review assessment and provide independent advice on tree related matters. The peer review advice is provided in Attachment 5 and summarized in the <i>Regulated and Significant Trees</i> section of this report (below).</p> <p>Accordingly, a Reserved Matter has been recommended to allow for further review of the tree protection methodology.</p>
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12. ASSESSMENT

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

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

Assessment

A detailed assessment of the application has taken place against the relevant provisions of the Planning and Design Code and is described below under a series of headings. A Policy Enquiry extract containing the relevant provisions of the Planning and Design Code is contained in Attachment 6. Having considered the proposal, the policies provided in the extract are considered to be most relevant to the assessment of the proposal. Consideration of particular provisions are discussed in detail below.

Overlays

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

Overlay	Assessment
Airport Building Heights (Regulated) - All structures over 15 metres	Satisfied – the proposed development does not exceed 15 metres in height
Building Near Airfields	Satisfied – the proposed development does not pose a hazard to the operational and safety requirements of commercial and military airfields.
Defence Aviation Area (All structures over 90 metres)	Satisfied – the proposed development does not propose any building work or structures over 90 metres in height
Hazards (Flooding)	Satisfied – the siting of the buildings will be outside land prone to flooding (which generally follows the Little Para River).

Hazards (Flooding - General)	Satisfied – the siting of the buildings will be outside land prone to flooding (which generally follows the Little Para River).
Prescribed Watercourses	Satisfied – the proposed development will not impact the Little Para River.
Prescribed Wells Area	Not applicable – the proposed development will not rely on a water supply from a prescribed well.
Regulated and Significant Tree	The proposed development (as amended) no longer includes Tree Damaging Activity.
Water Resources	Satisfied – the proposed development will not affect a watercourse

Local Variation

It is noted that the land is subject to a Technical and Numerical Variation (Local Variation) which requires consideration of ‘Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints’. It is noted that external lighting will be limited to security lighting. 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 a ‘tree climb facility’ is not specifically listed in DTS/DPF 1.1, it represents an active recreation facility as sought by PO 1.1. Accordingly, the tree climb element is consistent with the land uses anticipated within the Open Space Zone.

It is anticipated the tree climb facility will draw custom from a relatively wide catchment (i.e. beyond that of a local area) given the type of service offering and drawing on the experience of similar facilities in the City of Adelaide and Kuitpo Forest. This is consistent with the established operation of the subject land which supports a wide range of uses and activities, attracting users from outside the local area. For example, and as noted earlier in this report, the Little Para linear reserve is a regional level open space facility which provides a wide range of facilities for the broader community including expansive open space areas, picnic and barbecue facilities, playgrounds and tennis courts. In addition, the land supports a range of established events which attract a large number of participants at any one time such as Australia Day celebrations, Salisbury Fringe Carnival, Food Truck Events, and running events such as Parkrun.

In addition, the small-scale café (shop) and administration (office) elements of the proposed development are also commonly developed in association with recreation facilities. In particular, POs 1.3 and 1.4, together with their associated DTS/DPFs, anticipate small-scale shops and offices which are subordinate to the principal open space and recreation use of the land.

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 50m².

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 80m².

For these reasons, the proposed land use is considered appropriate in the Open Space Zone, complementing the existing service offering of the subject land, and the shop and office elements will not exceed the floor area guidelines expressed by DTS/DPF 1.3 and 1.4. More specifically, the total floor area of the shop, office, storage and amenities will be 45.67m² – which is less than the 50m² guideline expressed in DTS/DPF 1.3.

Further, and given its proximity to an established residential area, it is also prudent to have regard to particular policies of the General Neighbourhood Zone which consider non-residential development outcomes:

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

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

PO 1.2 Non-residential development located and designed to improve community accessibility to services, primarily in the form of:

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

While amenity impacts will be discussed in greater detail below, it is considered the proposed development generally aligns with the intent of General Neighbourhood Zone to support active pursuits, providing recreation facilities within easy reach of the community.

Design and Appearance

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 that the proposed ‘Eco-Hut’ will be a single-storey building which features a contemporary, purpose-built design with natural, subdued colours. Further, the Eco-Hut will be sited amongst existing mature vegetation and will be setback a considerable distance from the southern and northern boundaries of Harry Bowey Reserve. It is also noted that the elevated platform, from which the tree climb courses will depart, will be a lightweight structure, which will be constructed of timber and will be similar in design to play equipment that is often found in public reserves.

In addition, the proposed buildings have been carefully designed and sited so that they sit amongst the existing landscape. In particular, the Eco-Hut will be placed under two mature trees and the elevated platform and associated tree-climb courses will respond sensitively to the existing landscape by linking these features via rope bridges.

In this way, the proposed development will limit the number and size of buildings within the Open Space Zone while also ensuring that the buildings do not detrimentally impact the open space character of the locality or unreasonably interrupt views of the natural features alongside the Little Para River. Further, the new buildings will be setback a considerable distance from the boundaries of Harry Bowey Reserve. This means that the new buildings will be unobtrusive when viewed from surrounding residential properties and will not spoil the open space character nor interrupt views of landscape features. In particular, the buildings will be screened from residential properties by the existing established mature vegetation within Harry Bowey Reserve.

For the reasons outlined above, the proposed development will also appropriately address the relevant 'Design' General Development Policies of the Planning and Design Code including Desired Outcome 1:

DO 1 Development is:

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

Interface between Land Uses

The proposed development introduces a new use to Harry Bowey Reserve which will increase the number of people using the reserve during the day. The nature of the activity, in the form of active recreation use, is considered to be consistent with the Desired Outcome for the Zone. It will also introduce a number of new buildings and structures – some of which will be located within the canopy of a number of trees near the centre of Harry Bowey Reserve. Accordingly, it is necessary to consider the potential impact of the proposed recreation facility on nearby sensitive receivers including the residential areas to the south and north of the site.

With the above in mind, it is noted that the Eco-Hut (in which visitors to the facility will congregate) will be located approximately 90 metres from the nearest dwelling to the south and more than 250 metres from the nearest dwelling to the north. Further, a substantial amount of existing mature vegetation will separate and buffer the proposed Eco-Hut from the residential areas to the south and north. On this basis, and noting that the Eco-Hut will not contain any activities which are likely to generate significant levels of noise, it is unlikely to result in an unreasonable impact on nearby residential development.

While it is accepted the proposal will generate a certain amount of ‘people noise’, especially while patrons traverse the aerial climb courses, it is considered this type of people noise should reasonably be expected within an existing regional level open space reserve setting, which offers a wide range of passive and active outdoor pursuits, as anticipated by the Open Space Zone. In addition, the Tree Climb facility will only operate during daylight hours which will further minimize the potential impact on nearby dwellings.

In terms of the various tree climb courses, it is noted that the majority of the courses are set well within the park. A portion of Course 5 will be sited approximately 50 metres from the nearest dwelling to the south. However, once again, substantial mature vegetation will screen any views between the course and nearby residential area.

It is further noted that, while the proposed development will increase the number of people using the access road and car parking area within Harry Bowey Reserve, these areas will remain screened from nearby dwellings and, for this reason, it is unlikely that the proposed development will increase the impacts on nearby sensitive receivers in terms of traffic movements, noise or dust nuisance from within the reserve.

For the above reasons, it is considered the proposed development is unlikely to result in an unreasonable impact on nearby residential areas. 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 which service Harry Bowey Reserve. However, it does introduce a new use which is anticipated to increase visitation to the reserve which will place additional demands on the existing car parks and access roads. Accordingly, the applicant has provided two Traffic and Parking Reviews – one prepared by Tonkin Consulting and one prepared by Empirical Traffic Advisory (ETA).

In addition, the Council commissioned CIRQA Traffic Consultants to undertake a peer review of the two traffic and parking reports provided by the applicant. These reviews provide an assessment of the proposed development against the relevant provisions of the Planning and Design Code. The key recommendations from the Tonkin and ETA reports have been incorporated into the consolidated plans provided in Attachment 1. The CIRQA peer review is contained within Attachment 4.

In terms of parking supply and demand, the traffic reviews note that there are around 230 informal car parking spaces along the existing driveway within Harry Bowey Reserve. The traffic reviews have also undertaken a 'parking occupancy review' which indicates that the reserve attracts an average of 59 visitors and an 85th percentile 96 of visitors. Using a parking rate of 0.92 spaces per visitor, this equates to an existing demand ranging from 55 car parking spaces for the average number of visitors to 88 spaces for the 85th percentile.

The ETA traffic review estimates that the proposed Tree Climb recreational facility will generate a peak demand of 85 car parking spaces. This is based on the existing Tree Climb Facility at Kuitpo Forrest. It is noted that ETA has indicated this is a conservative estimate with the demand more likely to be in the order of 72 parking spaces (based on the likely maximum of 64 visitors during the changeover period as well as 8 staff members). On this basis, ETA conclude that the peak parking demand for the Tree Climb facility as well as the existing users of Harry Bowey Reserve is likely to be between 140 spaces (using the average number of park visitors) to 173 spaces (using the 85th percentile of park visitors).

Noting the parking supply of around 230 spaces available within Harry Bowey Reserve, ETA estimate there will be a surplus of car parking spaces under both scenarios. More specifically, the surplus is anticipated to range from 57 to 90 spaces.

To cater for the peak demand associated with Tree Climb, at least 85 car parking spaces and 6 accessible car parking spaces are to be formalised and line marked, located in proximity to the proposed eco-hut. The remaining spaces within the reserve will remain as informal car parking spaces, situated along the internal driveway.

The traffic reviews have also considered the likely impact that the proposed development will have on the surrounding road network. This assessment is based on the assumption the proposed Tree Climb facility will generate 48 two-way vehicle movements in the peak hour. ETA note that all of these anticipated 48 additional vehicle peak hour movements will occur on Riversdale Drive (which connects directly to the driveway on Harry Bowey Reserve) but will then disperse on the connecting roads of Malinya Drive, Main North Road, Wildwood Drive and Goddard Drive. Based on these assumptions, ETA conclude that:

... the surrounding road network is considered to be able to accommodate the post development traffic volumes, remaining within the City of Salisbury Infrastructure Guidelines for a Local Road (300 - 1,000 vehicles per day), Minor Collector (1,000, - 3,000 vehicles per day) and Major Collector (>3,000 vehicles per day).

In order to better facilitate traffic movements for this development, the City of Salisbury will undertake the following improvements to the Harry Bowey Reserve driveway and the surrounding road network:

- Construction of road cushions (to slow traffic) and installation of parking restrictions and time limits along Riversdale Drive;
- Widening of the Riversdale/Malinya Drive/Woodland Drive intersection;
- Widening of the access point to Harry Bowey Reserve and cul-de-sac at the end of the roadway within Harry Bowey Reserve to accommodate larger vehicles, including a 12.5m bus;
- Provision of additional dedicated accessible parking spaces within Harry Bowey Reserve; and
- Widening of the circulation roadway within Harry Bowey Reserve to minimum of 5.5 metres and the provision of an indented bus bay. This will result in the removal of 1 non regulated tree.

ETA has reviewed the works proposed by the City of Salisbury and has concluded that:

The proposed alterations proposed by the City of Salisbury are considered to be beneficial to the access arrangements for the proposed development, as well as visitors to Harry Bowey Reserve. The proposed road cushions and parking controls are anticipated to be to be provided to assist with traffic calming concerns on Riverside Drive and to prevent parking on Riverside Drive.

The widening of the access point, local widening internally to the reserve, the upgraded cul-de-sac turning head internally and the removal of the driveway link at Wildwood Drive and Malinya Drive is anticipated to improve vehicle circulation through the reserve circulation roadway, while also enabling larger vehicles to access the site. As part of the proposed alterations, there will be added benefits for emergency service vehicles, with additional width available for access to the reserve. It is recommended that during the detailed design phase, that the proposed changes be able to accommodate a 12.5m Bus as a check vehicle, as assessed in the Tonkin report.

As mentioned previously, a peer review of the traffic and parking reports provided by the applicant was undertaken by CIRQA Traffic Consultants. CIRQA generally agreed with the findings and recommendations of the applicant's traffic consultants. In particular, CIRQA concluded that:

- *sufficient parking will be provided to accommodate peak demands associated with the proposal as well as existing uses within the Reserve; and*
- *the additional volumes will be adequately accommodated on the adjacent roads in line with the existing hierarchical classifications of these roads (and also note that I consider daily volumes may be lower than forecast by ETA).*

CIRQA also recommended a number of changes to the parking and access arrangements which have generally been adopted within the amended plans. In particular, improved parking and access to the facility will be provided for those with a disability, the driveway within Harry Bowey Reserve will be widened, and maneuvering and drop-off arrangements for the 12.5m maximum length bus have been included.

With the above in mind, the proposed development satisfies the following 'Transport, Access and Parking' General Development Policies 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 manoeuvrability 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 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.

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

In addition, it is also recognised that Harry Bowey Reserve can, from time to time, be made available for public hire, or for larger one-off community events. Such events are subject of a separate Council permit approval process. For larger events, where more than 200 attendees are expected, the event applicant/organiser is required to prepare a Traffic Management Plan to Council's satisfaction, which shall consider existing traffic and parking demand for Harry Bowey Reserve – including those demands associated with the Tree Climb facility. As noted above, Tree Climb have also indicated a willingness to collaborate with the Council and event organisers to regulate usage, traffic flow, and parking, and if needed, implement their own temporary traffic and parking control measures during such events.

Regulated and Significant Trees

While the proposed development (as amended) does not include any tree damaging activity, it is noted that the tree climb courses will be attached to numerous trees – some of which are either Regulated or Significant. In addition, the proposed Eco-Hut and surrounding paved area will be sited close to a number of Regulated and Significant Trees. Therefore, it is prudent to review the policy framework provided by the Regulated and Significant Tree Overlay within the Planning and Design Code:

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

PO 1.1 Regulated trees are retained where they:

- (a) make an important visual contribution to local character and amenity*
- (b) are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species*
- (c) and / or*
- (d) provide an important habitat for native fauna.*

PO 1.2 Significant trees are retained where they:

- (a) make an important contribution to the character or amenity of the local area*
- (b) are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species*
- (c) represent an important habitat for native fauna*
- (d) are part of a wildlife corridor of a remnant area of native vegetation*

- (e) *are important to the maintenance of biodiversity in the local environment and / or*
- (f) *form a notable visual element to the landscape of the local area.*

PO 1.4 A tree-damaging activity in connection with other development satisfies all the following:

- (a) *it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible*
- (b) *in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.*

These provisions have been reviewed and considered in the Arboricultural Impact Assessment and Development Impact Report prepared by Arborman Tree Solutions. The Assessment notes that two unregulated trees (Aleppo Pines) will be removed. One of these trees is dead while the other has a moderate retention rating. Further, Arborman advise that “... *neither tree displays attributes that indicate they should be protected their removal to accommodate expected development is reasonable*”.

In relation to the Regulated and Significant Trees within the subject site, Arborman concludes that:

... there are five Regulated trees, three Significant trees and ten Unregulated trees in the area of the proposed development that are unlikely to be negatively impacted by the planned works. Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.

A peer review of the Arborman assessment has been undertaken by Project Green Arborists. While the peer review generally supports Arborman’s conclusions, it is noted that additional details are required prior to the issue of full Development Approval (assuming that the CAP is of a mind to grant Planning Consent). In particular, Project Green advise that a more detailed and site-specific Tree Protection Plan is required which includes:

- Site specific Tree Protection Zone (TPZ) fencing or other tree protection measures during the works on the site (considering that multiple trees require protection).
- Installation methodology for the proposed footings.
- Paving specifications and installation methodology.
- Other tree protection considerations as per AS4970.

The Applicant has agreed to implement the recommendations of Project Green, and has agreed to a Reserved Matter to ensure this detail is provided. With the above in mind, and with the inclusion of appropriately worded Reserved Matters and Conditions, the proposed development satisfies the Regulated and Significant Tree Overlay within the Planning and Design Code.

13. CONCLUSION

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

- Is consistent with the land uses sought by the Open Space Zone and the existing recreational uses within Harry Bowey Reserve;
- Provides sufficient car parking spaces to accommodate the anticipated use;
- Represents a high-quality design which will not detract from 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

14. STAFF RECOMMENDATION

That the Council Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code; and
- B. Pursuant to Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to Development Application 23003207 for the construction of a recreational facility comprising a tree climb facility with associated office, shop and signage 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. Final Civil and Siteworks Plan, which shall address:
 - a. Finished floor levels for the eco-hut and hardstand surfaces; and
 - b. Footing details; and
 - c. Cut/fill details; and
 - d. Retaining walls, kerbing or ramps, their design and grades; and
 - e. Pavement design details and gradients; and
 - f. Stormwater Management arrangements; and

- g. Location of trenching for underground services.

Note: The civil and siteworks plan should be developed in conjunction with the project arborist, having regard to Reserved Matter 2 below.

- 2. Detailed Arborist Assessment report prepared by qualified and experienced arborist which shall address all of the following:
 - a. Isolated pier construction is specified – consideration should be given to the use of permeable or open jointed paving to be installed without lowering the grade to maintain soil infiltration and oxygenation; and
 - b. Construction methodology for post supports;
 - c. Tree sensitive construction is recommended (i.e. permeable paving installed without lowering the grade); and
 - d. Appropriate construction methodologies and arborist supervision specified to minimize impacts within the SRZ of a tree; and
 - e. Site specific Tree Protection Plan which should include:
 - i. Site specific Tree Protection Zone (TPZ) fencing or other tree protection measures during the works on the site (considering that multiple trees require protection).
 - ii. Installation methodology for the proposed footings.
 - iii. Paving specification and installation methodology
 - iv. Other tree protection considerations as per AS4970.
 - f. The civil drawings, prepared in response to Reserved Matter 1, should be assessed by the arborist.

Planning Conditions – Council

- 1. The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application, except where varied by the conditions herein.
- 2. The approved use operating times shall be limited Monday to Sunday from 10.00am to 6.00pm.
- 3. Except where otherwise approved, the external finishes of the building shall:
 - 1. be of new non-reflective materials; and
 - 2. be finished in natural tones; and
 - 3. be maintained in good condition at all times.
- 4. In relation to access, maneuvering, surface treatments and car parking:
 - 1. All internal driveways and maneuvering areas, shall be constructed with brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types; and
 - 2. A minimum of 85 car parking bays and 6 accessible car parking bays shall be constructed with brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types and shall be clearly line marked; and
 - 3. 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.

These shall be established prior to the commencement of use and be maintained at all times to the reasonable satisfaction of Council.

5. 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’.
6. All loading and unloading of vehicles and manoeuvring of vehicles in connection with the approved land use shall be carried out entirely within the site at all times.
7. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time.
8. All waste and other rubbish shall be contained and stored pending removal in covered containers which shall be contained within the building or otherwise screened from public view.
9. Stormwater systems shall be designed and constructed to cater for minor storm flows (Industrial / Commercial ARI = 10 years). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater is to be managed in a manner that ensures no ponding of water against buildings and structures, no creation of any insanitary condition, and no runoff into neighbouring property for the major storm ARI = 100 years.
10. All roof and ground level plant and equipment shall incorporate screening devices.
11. In relation to advertisements:
 1. The advertisement and advertising structure shall be maintained in good repair at all times to the reasonable satisfaction of Council; and
 2. Except where otherwise approved, the approved advertisements shall not:
 - Move; or
 - Flash; or
 - Reflect light so as to be an undue distraction to motorists; or
 - Be externally illuminated.

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>.

Amendments

Except where otherwise varied by this Consent, the conditions imposed are in addition to conditions that apply to the site from previous approvals that remain active.

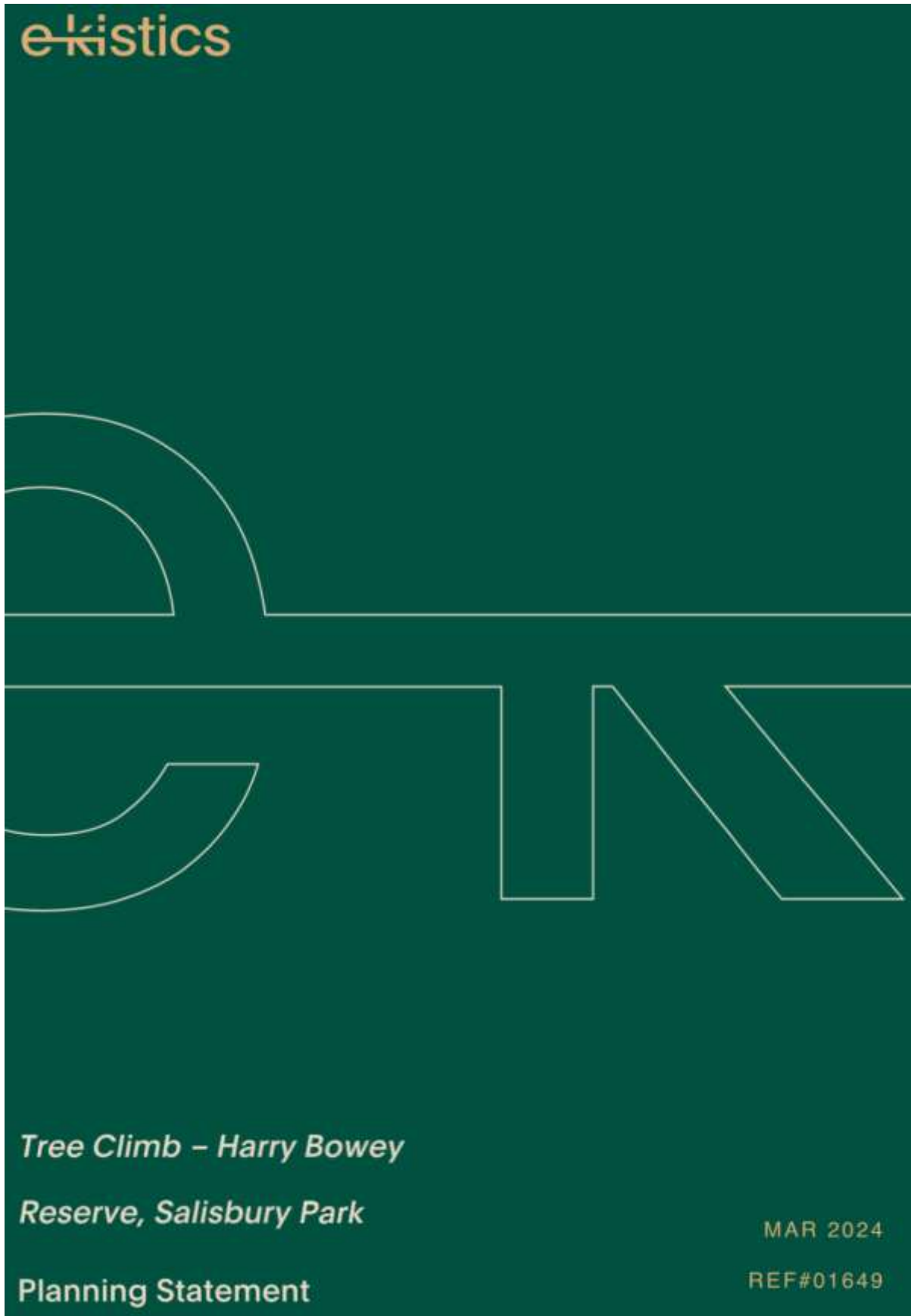
ATTACHMENTS

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

1. Proposal Plans and Supporting Documentation
2. Copy of Sign Displayed on the Land and Representations
3. Applicant's Response to Representations
4. Peer Review of Traffic and Parking Assessments
5. Peer Review of Arborist Assessments
6. Extract of Planning and Design Code

Appendix 1

Proposal Plans and Supporting Documentation



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



ACKNOWLEDGEMENT TO COUNTRY

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



PROPRIETARY INFORMATION STATEMENT

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Revision	Description	Author	Date
Version 1	Draft Planning Statement/Internal Review	RH/RT	01 Feb 2024
Version 2	Revised Draft – Client Review	RH	15 Feb 2024
Version 3	Revised Draft/Final	RH	07 Mar 2024



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APPENDICES

PROPOSAL PLANS

ECOLOGICAL ASSESSMENT

TREE RISK ASSESSMENT AND MANAGEMENT REPORTS

TRAFFIC & PARKING ASSESSMENT

SUMMARY AND RESPONSE TO PUBLIC NOTIFICATION SUBMISSIONS



1. EXECUTIVE SUMMARY

Category	Details
APPLICATION ID	23003207
PROJECT	Harry Bowey Reserve, Tree Climb – High Rope Aerial Adventure Facility
ADDRESS OF SITE	Lot 43 & Lot 75 Goddard Road, Salisbury Park
FIRST NATIONS COUNTRY	Kaurna
CERTIFICATES OF TITLE	Certificate of Title Volume 5889 Folio 142 (Allotment 42 in Filed Plan 114756) Certificate of Title Volume 5861 Folio 634 (Allotment 43 in Filed Plan 114757)
LOCAL GOVERNMENT	City of Salisbury
RELEVANT AUTHORITY	City of Salisbury Assessment Panel pursuant to Section 93 of the <i>Planning, Development and Infrastructure Act 2016</i>
PLANNING AND DESIGN CODE	Version 2023.6 (Published on 27 April 2023)
ZONE	Open Space Zone
OVERLAYS	<ul style="list-style-type: none"> • 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 Trees Overlay; and • Water Resources Overlay.
TECHNICAL & NUMERIC VARIATIONS (TNVs)	Concept Plan (<i>Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints</i>)
EXISTING USE	Public Reserve
PROPOSAL DESCRIPTION	Tree Climb facility with associated office, shop and site works
PUBLIC NOTIFICATION	Subject to public notification
REFERRALS	Nil
APPLICANT	Tree Climb
CONTACT PERSON	Rick Hutchins - Associate





2. INTRODUCTION

This planning statement has been prepared in support of a Development Application by Tree Climb ('the Applicant') to establish a Tree Climb facility with associated office, shop and removal of a regulated tree on Council's reserve at Harry Bowey Reserve, Salisbury Park.

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

This Planning Statement provides information about the site and proposed development. The planning statement will address the merits of the development application against the relevant provisions of the Planning and Design Code (Version 2023.6). This planning statement also provides:

- A response to the Request for Further Information issued by Council planning staff on 13 September 2023; and
- A response to the relevant planning considerations raised in the 61 representations received to the public notification of the application, pursuant to Section 107(3)(c) of the PDI Act.

Importantly, this planning statement has been prepared on the basis of the plans, elevations and supporting documentation summarised below:

- **Appendix 1:** *Proposal Plans (amended)*
- **Appendix 2:** *Ecological Assessment*
- **Appendix 3:** *Tree Risk Assessment and Management Report*
- **Appendix 4:** *Traffic & Parking Assessment*
- **Appendix 5:** *Response to Public Notification Comments*

This Planning Statement has been prepared to assist the City of Salisbury Council Assessment Panel in its assessment and determination of the development application.



3. SITE AND LOCALITY

3.1. Subject Site

The subject site is located within Harry Bowey Reserve, Salisbury Park which is large public open space and park. The park includes playground areas, BBQs, public toilets, tennis courts and oval, and a series of walking trails that connect with adjoining parks and the surrounding neighbourhood. Car parking is available within the park via access from Riversdale Drive. There is no other vehicle access available into the park. Access into the park by vehicle is closed daily at sunset.

The park is available for hire from the City of Salisbury including the use of a kitchen/shelter area and opportunity to install amusements (e.g. inflatable jumping castles) associated with events.

The subject site is formally described as:

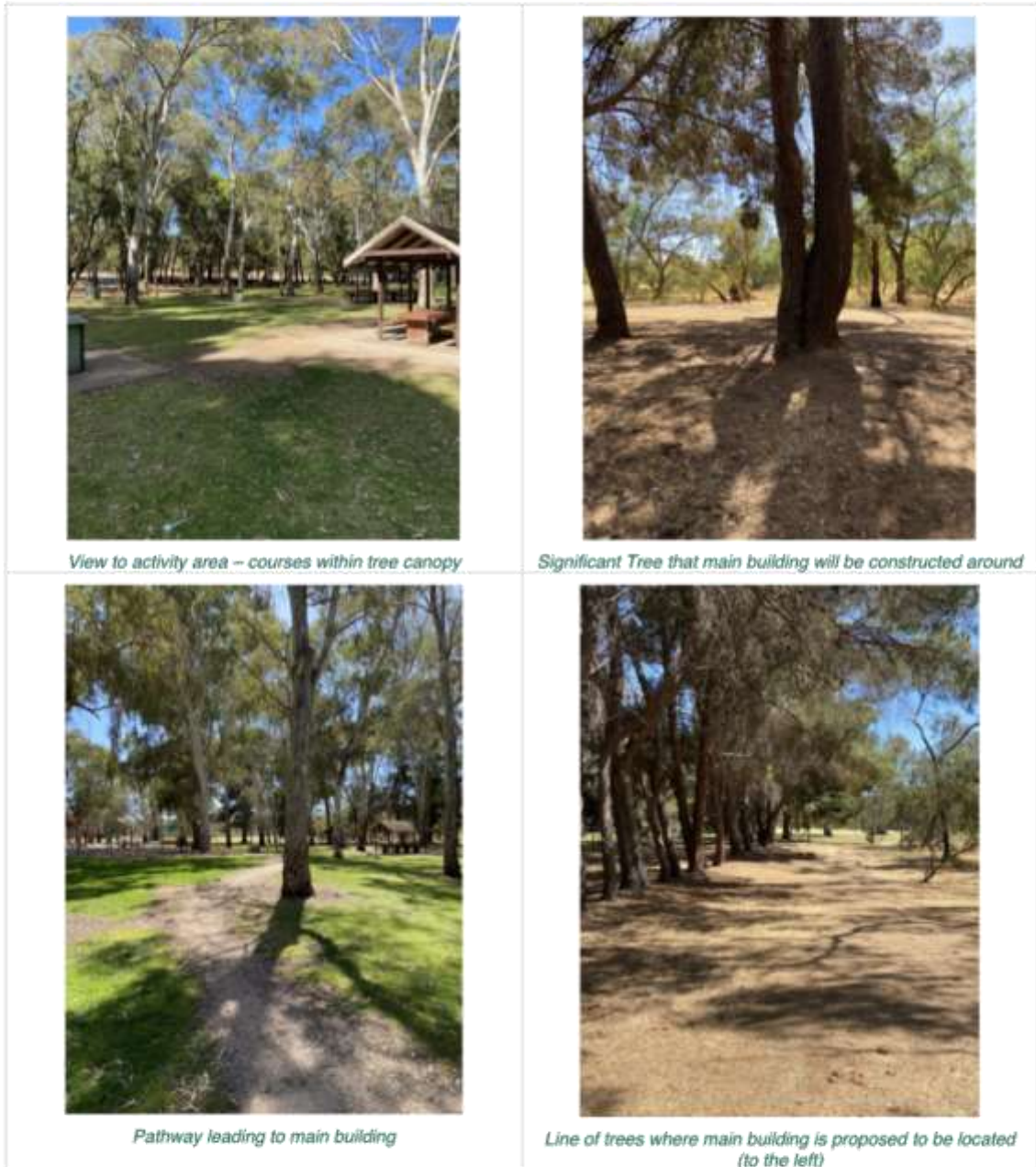
- Certificate of Title Volume 5889 Folio 142 (Allotment 42 in Filed Plan 114756); and
- Certificate of Title Volume 5861 Folio 634 (Allotment 43 in Filed Plan 114757)

Whilst the subject site includes the above two (2) allotments, the area to be occupied by the facility including a new support building, course access points and the high level aerial courses within the tree tops, as illustrated within **Figure 3.1** below. Overall, the facility will occupy a small proportion of the park and will not restrict the continuation of any existing activities that occur within the park.



Figure 3-1 Subject Land

Photographs of the subject site and surrounds are provided in **Figure 3.2** below.



View to activity area – courses within tree canopy

Significant Tree that main building will be constructed around

Pathway leading to main building

Line of trees where main building is proposed to be located (to the left)

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



Figure 3-2 - Photos of Subject Site

3.2. The Locality

Harry Bowey Reserve is located along the Little Para River and forms part of a series of connected open space areas following the river alignment. Harry Bowey Reserve is a sizeable open space area containing large and mature vegetation. To the east, is Carisbrook Park which is connected to Harry Bowey Reserve through walking and cycling paths.

To the south and north of Harry Bowey Reserve are low density residential areas.

Access to Harry Bowey Reserve is via Riversdale Drive on southern side of the park. Riversdale Drive connects to Malinya Drive and Wildwood Drive that provide connections to nearby major roads.



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



4. PROPOSED DEVELOPMENT

4.1. Amended Proposal

Since public notification, the applicant has received additional advice from an arborist and traffic engineer, and has reviewed the proposal plans with the following key changes proposed:

- The overall footprint of the main support building (including the eco hut, eco hut paved area, and tree climb raised platform) has been reduced from 344m² to 219m² and the building has been moved northwards so that is located adjacent to the Significant Tree (Tree No S106) rather than being built around the tree.
- The overall building height of the main support building has been reduced from 4.15 metres to 3.53 metres (at its highest point);
- The repositioning of the building and reduced height removes any likely conflict with the branches and canopy of the Significant Tree (Tree No S106);
- The area surrounding the building will be paved instead of the originally proposed timber decking;
- The access and starting point for the five (5) aerial courses has been changed from roof level of the new building to a separate course platform access area. No other changes to the aerial courses are proposed;
- As a result of the reduced building footprint, a Regulated Tree (R109) is no longer proposed to be removed and the length of change to the footpath has been reduced; and
- Clarified car parking arrangements with all proposed car parking provided within Harry Bowey Reserve.

We also note that the report from received from Arborman Tree Solutions, dated 6 March 2024, has reviewed the revised proposal plans for the 20 trees around the site buildings and access points. The advice is included in **Appendix 3**. The report includes additional assessment for each tree, identifies the Tree Protection Zone and Structural Root Zone, identifies the potential development impacts and any actions required to support the ongoing health of the tree. We also note that report has also identified that Tree 104 was incorrectly identified in the original tree assessment report as 'unregulated', when the tree is a 'significant tree'. The report recommends that the low impact construction methods will protect the tree.

The amended proposal is outlined in more detail in sections 4.2-4.8 below.

4.2. Key Features

The proposal comprises the construction of a '*Tree Climb Facility*' in the form of an aerial adventure facility comprising a high-level board walk/obstacle course at tree canopy height and an associated support building, decking and identification signage.

Each course route comprises a series of activities between each 'crossing tree' so the user's traversing technique and experience is varied as they continue through the course, offering different challenges to enhance the experience.



Each route incorporates an education trail for users within the trees and promotes the outdoors, the environment and challenges users to push themselves encouraging self-improvement. The course incorporates a continuous trolley system that removes all risk for users as they are never removed from the safety cables until the end of each course. As the course is tree based, other users of the park can continue to enjoy the surrounds below unimpeded.

At the end of the lease agreement between the Council and the Applicant, the course can be removed and returned to natural Park Land without any damage to the local environment.

A copy of the Plans and Elevations are contained within **Appendix 1**.

Specific details of the facility include:

- Five (5) high-level obstacle adventure course routes accessed via stairs to tree canopy level, including a children's course. Each course will end in a landing platform located throughout the course area.
- A new support building with a total area of 201m² (including the building area and surrounding paved area) is proposed and comprises:
 - three (3) clad transportable containers to be used for check-in/shop, harness and equipment storage, administration, amenities, preparation room;
 - a small café area providing the sale of basic pre-prepared food and beverages to customers (i.e. premade sandwiches, bakery goods, snack foods, cold and hot drinks); and
 - a large, paved area which provides for customer access and seating / preparation); and
- All structures proposed will be 'non-permanent' in nature, designed to be in place for (as a minimum) the duration of the recently granted 'Lease Agreement' (5 + 5 years) and can be removed from the site with minimal impact on the environment; and
- The transportable containers will be constructed with a 'Surefoot footing system' which required no excavation and will minimise the impact on the root system of existing trees.

4.3. Operational Matters

The facility is proposed to operate 7 days per week from 10.00am until 6.00pm and will be open most public holidays, subject to staff being available.

The number of patrons using the facility at any one time will be between 25-30 patrons.

Users at all levels of ability will circumnavigate the course on a continuous belay system and be able to safely swing, leap, climb and fly through the tree canopies, providing thrill seekers and nature enthusiasts an opportunity to experience the park from a unique perspective.

Once checked in, users are required to place all loose items in lockers before being taken to the preparation area where they are fitted with a harnesses and safety equipment and briefed by staff on the course arrangements and safety requirements. Adult



users then make their way to the departure area where their harness is connected to the safety cable and Belay System. Users then commence the course. Users of the children's course will be taken from the preparation area to the commencement of the Children's course, accessing the lower platforms and walkways from an open stair.

All courses end in a 'zip' line where users fly from a platform to the ground on an angled cable. Low level palisade fencing will be installed around the end of the zip line (landing zone) to highlight the cable line to other park users as illustrated in **Figure 4.1**.



Figure 4-1 - Typical Course Landing Area

Below the adventure course, the park remains open and accessible to the public. There is no fencing or barriers limiting access within the 'site' area other than within the support building which will be open to the public only when the facility is operational. Fencing around the ground level points of the zip line will not be fully enclosed.

The buildings and tree access points will be secured after hours to prevent public access into the facility.

Typically, there is only one (1) user on each course activity point at any time. This is likely to equate to approximately 25 people (excluding staff) on the adult course at any point in time and approximately eight (8) children on the children's course at any time.

In relation to temporary vehicle and crane access and occupation of the park during construction, it is envisaged that a Construction Management Plan will be prepared in conjunction with Council as part of implementation.

4.4. Materials and Finishes

The removable, prefabricated support building consists of three (3) clad transportable containers with a glazed undercover area in the centre of the structures. The structures will be placed on the site using the 'Surefoot' support system which requires no site excavation or concrete footings. The structures are to be clad in a variety of materials suitable to the park environment including and as illustrated in **Figure 4.2** below:

- Timber battens and plywood cladding with a natural timber finish and black backing appearance;



- Industrial style steel windows and stackable full height glass doors with a matt charcoal frame finish;
- A rear wall clad with dark stain plywood panels with expressed joints;
- Roof will be Colorbond cladding in Woodland Grey



Figure 4-2 - Proposed New Building

The area surrounding the building will be paved as illustrated in *Figure 4.2*.

Access to the climbing courses will be via a separate raised platform accessed via stairs from ground level positioned to the south of the main building. The access stairs and raised platform will be constructed of timber as illustrated in *Figure 4.3* below which shows an example of a similar structure at the Kuitpo Facility



Figure 4-3 - Access Platform (Kuitpo Example)

The elevated walking / adventure course will be predominately constructed of timber, rope and steel and will appear as indicated in *Figure 4.4.* below.



Figure 4-4 - Artist Impression (walking/adventure course)



4.5. Advertising Displays

Proposed signage includes:

- A feature blade sign adjacent the entrance sited adjacent the entrance measuring 3.3m in height by 2.15m in width. The signage display has a simple white background with the name 'Tree Climb' and logo.
- The Tree Climb logo will also be applied to the north and south elevations of the building.

4.6. Landscaping

A series of low planter boxes are proposed around the perimeter of the support building. The applicant seeks to liaise with Council staff during construction to confirm suitable species for planting around the facility, in conjunction with the proposed minor tree removal and tree maintenance works required (as outlined in the **Section 4.7** below).

4.7. Tree Related Works

The construction of the facility aims to minimise the impact on the natural environment and in particular, the trees on which the course utilises. The proposed construction and attachments method is considered best practise and utilised in all recently constructed aerial courses in Australia and overseas.

The site area has been surveyed to identify the location of the mature trees and the trees assessed to identify which would be suitable for incorporation into the adventure course.

The course layout has been designed around the proximity of suitable, healthy trees, informed by the 'Ecological Assessment' prepared by EBS Ecology (see **Appendix 2** and the 'Tree Risk and Management Report' prepared by Arborman Tree Solutions (see **Appendix 3**). 87 trees were identified within the 'site' area.

Key features of the construction of the new trails includes:

- A series of platforms are constructed around tree trunks;
- Aluminium screws are used to secure pine spacers around the tree;
- The main part of the screw penetrates the outer "duramen" which is the lifeless part of the tree and any penetration of screws into the "cambium" (first tree layers with living fibres), is minimal and is not anticipated to result in substantial damage to the tree;
- There is no direct contact between the cables and the trees due to the use of pine spacers, see **Figure 4.5** below
- Tree growth is not restricted in any way; and
- Independent arborists will be involved during and after construction to monitor tree health and impact.

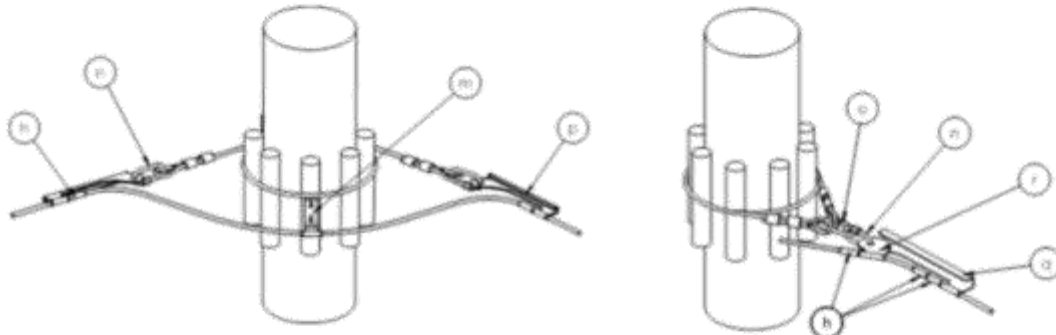


Figure 4-5 Safety Line and Zip Course Assembly

The makeup of these 87 trees is as per **Table 4.1** below:

No Regulated or Significant Trees are proposed to be removed in order to facilitate the proposed development. The proposal will include some building and site works within the identified Tree Protection Zone (TPZs) for three (3) Significant Trees – reference S101, S104 and S106 in the Arborman Tree Services report, and a Regulated Tree – reference R109 in the Arborman Tree Services Report (see **Appendix J**). Arborman Tree Services have assessed all 20 trees around the proposed site buildings and access points, including Significant, Regulated and Unregulated trees. The assessment has identified the potential impact to the trees and supporting infrastructure and recommended mitigation strategies where appropriate, with recommendations made in accordance with Australian Standard AS 4970-2009 Protection of Trees on development sites (AS4970-2009). Arborman have concluded that all Significant and Regulated Trees are unlikely to be negatively impacted by the planned works which includes low impact construction methods ('Surefoot support system') which requires no excavation and minimises impact on the root system.

Arborman have recommended the following to minimise the risk of incidental damage during the process of construction of the new facility:

- Ensure all work requirements/activities in the vicinity of these trees are discussed and designed in accordance with the Project Arborist, i.e. no machinery operation in the vicinity of the trees without a Tree Protection Plan;
- A Tree Protection Zone is to be erected to ensure access to the root zone is restricted. The fence is to be installed prior to the commencement of all other site works including demolition; and
- If machinery access is required within the TPZ, ground protection is to be installed in consultation with the Project Arborist to ensure tree roots are not damaged.

All of the 87 trees have been identified as having a 'Low Risk Rating' meaning there is no current need for any work to be conducted to abate risk. The applicant proposes to have an ongoing monitoring program to inspect these trees on an annual basis.



4.8. Services & Utilities

The proposed development requires limited services to operate.

A 20,000L underground sewer holding tank will be located to the east of the proposed building.

Rainwater collected from the roof of the new structure and will be stored in 10,000L rain water tank located at the rear (eastern side) of the proposed building.

The applicant seeks that the installation of any required new electrical and water supply services connection be resolved to Council's satisfaction through the Building Rules Consent process.

4.9. Car Parking & Access

4.9.1. Access

Vehicle access will occur via the existing vehicle access point into Harry Bowey Reserve from Riverdale Drive.

Through the lease agreement with Council, the following alterations are proposed to be undertaken by the City of Salisbury:

- Construction of road cushions (to slow traffic) and installation of parking restrictions and time limits along Riversdale Drive;
- Widening of the Riversdale/Malinya Drive/Woodland Drive intersection;
- Widening of the access point to Harry Bowey Reserve and cul-de-sac at the end of the roadway within Harry Bowey Reserve to accommodate larger vehicles, including a 12.5m bus;
- Provision of additional dedicated accessible parking spaces within Harry Bowey Reserve; and
- Widening of the circulation roadway within Harry Bowey Reserve to provide an indented bus bay.

The proposed works are shown in more detail in the report Empirical Traffic Advisory (ETA) included as **Appendix 4**.

Pedestrian and cycle access is available to the facility through the local cycling and walking network.

4.9.2. Car Parking

Existing car parking within Harry Bowey Reserve is an informal arrangement extending along both sides of the internal road. The report from ETA has identified that there are approximately 230 informal car parking spaces within the park.

The following alterations to existing car parking within Harry Bowey Reserve are proposed:

- Creation of a new dedicated bus parking area; and
- Construction of dedicated accessible parking spaces.



The report from Empirical Traffic Advisory (ETA) has identified the above changes would be unlikely to alter the overall number of car parking spaces, which would remain in the order of 230 car parking spaces. In addition, ETA has identified that to assist with parking space delineation, methods such as road studs could be installed within the car parking area.



5. PROCEDURAL REQUIREMENTS

5.1. Applicable Policies

The application was verified for lodgement by the City of Salisbury on 17 May 2023. The relevant version of the Planning and Design Code for the assessment of this application Version 2023.06 (dated 27 April 2023) in conjunction with the SA Property and Planning Atlas (SAPPA), identifies that the **Open Space Zone** applies to the subject site (refer to **Figure 5.1**).



Figure 5-1 - Zoning of the Site and Locality

The **Open Space Zone** has the following single Desired Outcome:

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

The following Overlays apply to the subject site:

- 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 Trees Overlay; and
- Water Resources Overlay.

The following Local Variation (Technical and Numeric Variation) also applies to the subject site:

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

5.2. Relevant Authority

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

5.3. Nature of Development

The proposed use is not a defined use within the Planning and Design Code.

We note the City of Salisbury verified and described the proposal for the purposes of public notification as:

“Tree Climb facility with associated office, shop and removal of a regulated tree on Council’s reserve”. (note: the amended proposal does not involve the removal of a Regulated Tree)

5.4. Development Pathway

The proposal is a ‘Code Assessed – Performance Assessed’ form of development within the ‘Open Space Zone’, as it is not explicitly listed as an ‘Accepted’, ‘Deemed to Satisfy’, nor ‘Restricted’ form of development.

5.5. Public Notification

The City of Salisbury has determined that public notification of the proposal was required as per Table 5, Procedural Matters – Notification of the Open Space Zone.

Section 6 below outlines a response to the comments received through the public notification process of this application.

As outlined in section 4.1 above, the proposal has been amended following public notification.

5.6. Agency Referrals

The City of Salisbury has determined that no statutory referrals are required for this application.



6. RESPONSE TO PUBLIC NOTIFICATION SUBMISSIONS

62 submissions were received during the notification period on the proposal.

The key planning assessment matters raised in the submissions relate to the appropriateness of the use in this location and impacts of the land use on the surrounding residential areas, and the impacts arising from increased traffic generation and parking requirements to serve the development.

Appendix 5 provides a summary of the submissions and comment in response to the submissions.



7. PLANNING AND DESIGN CODE ASSESSMENT

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

The assessment below takes into account the submissions made to the public notification process.

7.1. Land Use & Intensity

The following POs of the Open Space Zone are relevant to the assessment of the proposed land use:

Open Space Zone

- PO1.1** *Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.*
- PO1.2** *Buildings are limited in number and size to provide a natural, landscaped setting.*
- PO1.3** *Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.*

The proposed Tree Climb, an aerial adventure facility, is a form of 'active recreation use' that is aligned with PO1.1. The design of the facility is such that it will offer the opportunity for a unique recreational experience for park users whilst also maintaining public access and use of the park at ground level below the aerial facility.

The proposed support building has been limited in size to minimise its impact on the natural park and landscape setting. The proposal only includes floor space necessary for the efficient operation of the facility which satisfies the intent of PO1.2. The size of the building has been reduced in size (both in floor area and height) from that originally lodged. This avoids the removal of a Regulated Tree and reduces the potential for impact on a Significant Tree (this is detailed further in Section 7.4 below).

The proposal includes a small ancillary café (shop) for the use of Tree Climb customers and the general public. The floor area of the shop is less than 50m² which satisfies DTS/DPF 1.3 and is the type of activity envisaged within the Zone that is subordinate to the envisaged principal open space and recreation land uses. The shop will not operate when the Tree Climb Facility is not operating.

In our view, the proposed recreation activity is directly aligned to the types of active recreational activities envisaged and supported in the Open Space Zone and the proposed scale and intensity is aligned with the provisions of the Code.

7.2. Built Form and Character

The Zone provisions are supported by the Design in Urban Areas General Development Policies that seek to guide development outcomes which are contextual, durable, inclusive and sustainable (DO1).



The structures to be built are necessary for delivery of the activity and the operational business requirements. The structures are modest in size and scale and are integrated into one coordinated facility with all administration, check-in, retail, preparation and course access occurring in a consolidated area (rather than sited separately or spread-out in groups).

High quality, contemporary materials are proposed that will complement the natural landscaped character. The low scale, minimalist building form will sit discreetly within the landscape setting. The variety of materials, use of panel joints and window openings, and the repetition of rectangular walls and glazing elements presents an interesting and functional building of human scale that will not detract from the open character or the vistas available through the park. This approach achieves the intent of Zone POs 2.1 and 2.2.

This location has been selected by the applicant due to its natural qualities with a high number of suitable large trees. The facility has been sited and designed to minimise the impact on the existing natural environment. The proposal will not require the removal of any of the 57 Regulated or Significant Trees within the Project Area, and the construction technique for the aerial courses (as outlined in Section 4.6 above) will not cause damage to the trees and will provide for their continued growth. This achieves the intent of Zone PO2.3 which seeks development that is sited and designed to be compatible with the conservation and enhancement of the natural environment.

The proposed building has been designed with all services, storage and waste areas integrated into the building design, which satisfies GDP Design In Urban Areas POs 1.5 and 11.1 through:

- A rainwater storage tank located at the rear (eastern side) sewer holding tank will be placed underground will not be visible from the main gathering areas in the park. All storage of equipment for users of the facility will be contained within the new buildings (PO1.5); and
- Any waste generated (which is expected to be minimal due to the nature of the land use) will be stored within bins within the café area and out of public view (PO11.1).

7.3. Interface between land uses

The proposed facility will be located within a large public access park where multiple activities occur at any one time. Typical uses of the park include people walking, gatherings for BBQs and picnics, use of the playgrounds and ovals.

We note that some public notification submissions have raised concerns with impact of noise generated by the proposed facility on nearby residential properties and resultant impacts of additional parking demand and traffic generated by the development. Traffic & Parking considerations are discussed in **Section 7.5**.

The noise generated by the proposed facility will be predominately from people talking and from movement around the facility. The closest noise sensitive land use (dwelling) is approximately 80-90 metres to the south of the main building and access point to the aerial courses. One of the five aerial courses extends south towards the nearby dwellings, but is separated by approximately 50 metres at its closest point). We also note that course users will move on quickly from this point as part of completing the course. This siting and arrangement of the overall facility is considered to satisfy GDP Interface Between Land Uses PO1.2 and 4.1.



Further, as a daytime only operation, the proposed operating hours of the facility will assist to mitigate any arising audible impacts of the land use activities thereby satisfying GDP Interface Between Land Uses PO2.1, and there will be no light spill from evening activities (other than low level lighting left on for building security) satisfying GDO Interface Between Land Uses PO 6.1.

We are of the opinion that there are no other likely discernible impacts for proposed use on adjoining residential properties, that would be any greater than typical activities that may occur in this public recreation area.

7.4. Significant and Regulated Trees

The protection and enhancement of the existing vegetation, especially the mature trees, within the site area and surrounds is critical element to the proposed facility which is reliant on access into the tree canopies and the attractive, landscape character on which the success of the facility depends.

Arborman Tree Services were engaged to assess the trees in proximity to the proposal and have recorded their findings in the appended 'Tree Risk Assessment and Management Report'. Arborman's assessment considered 87 trees within the project area. Of these trees, 26 are Significant Trees and 31 are Regulated Trees as defined in the PDI Act 2016 and in the Code. The remaining trees are unregulated.

The Code contains various provisions which seek to conserve regulated and significant trees that provide important aesthetic and environmental benefit (DO1, PO1.1 & PO1.2). The proposal satisfies these provisions as no Regulated or Significant Trees are proposed to be removed or health impacted by the proposed development.

PO2.1 seeks to ensure that 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. The proposal will include some building and site works within the identified Tree Protection Zone (TPZs) for three (3) Significant Trees – reference S101, S104 and S106, and a Regulated Tree, R109, in the Arborman Tree Services report (see **Appendix 4**). Arborman Tree Services have advised that the extent of works within the TPZs is within the acceptable limits to avoid negative impacts on the health and future growth of the trees.

Regular monitoring of the trees forming part of the aerial adventure course will be undertaken by the applicant and is also anticipated as an on-going condition of any Consent.

7.5. Transport, Access and Parking

Empirical Traffic Advisory (ETA) have undertaken a traffic and parking review of the proposal, including a review of previous traffic and parking assessments undertaken of the proposal (refer to **Appendix 4**).

Many public submissions have raised concern with the lack of off-street car parking provided for the proposal and the impact of additional vehicle movements will have on the surrounding local area. An assessment against the code is addressed below and additional comments are provided in **Appendix 5**.



7.5.1. Car parking demand and provision

Transport, Access and Parking PO 5.1 seeks to ensure development is provided with sufficient on-site parking to meet anticipated demands. The corresponding DPF outlines one way to achieve the Performance Outcome; suggesting that parking should be provided in accordance with the rates expressed in Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements. There are no specific parking rates for a development of this nature outlined in Table 1 thus ETA have undertaken an assessment of the nature of the proposed use to estimate parking demand associated with the proposed use. This includes a review of booking data from the Adelaide City Tree Climb facility, estimates of the number of users of the facility at any one time based on the proposed size of the facility and which accounts for crossover between people arriving and leaving the site, and an assumption of 1 space per 3 visitors and 1 per staff member. The assessment has concluded that a calculated requirement of 72 car parking spaces is considered applicable. ETA have also compared the calculated requirement with the Kuitpo Facility which has a parking requirement of 85 car parking spaces. This higher, more conservative estimate has been used by ETA to then assess the adequacy of on-site car parking.

There are 230 informal car parking spaces available within Harry Bowey Reserve. ETA have reviewed booking data for the park provided by Council, previous car parking surveys undertaken, and carried out an additional survey to verify data. Based on both average and 85th percentile peak parking demand, there is a surplus of at least 57 car parking spaces (85th percentile) available in Harry Bowey Reserve.

Thus, the proposal is considered to satisfy PO5.1.

7.5.2. Access and manoeuvring

The proposal satisfies the relevant Code provisions in that:

- The proposal utilises the existing access point to Harry Bowey Reserve and includes modifications to existing traffic safety and calming devices to provide safe and convenient access (PO1.1, PO1.2, PO1.4, PO2.1, PO3.1)
- The proposed works include improvements to the internal road, including widening of sections, to allow for safe movement of vehicles and to accommodate turning for larger vehicles within Harry Bowey Reserve (PO1.1); and
- New dedicated car parking spaces are proposed for persons with a disability (PO 4.1).

7.5.3. Impact on surrounding road network

The below provisions are considered most relevant for an assessment of the impact of the proposed development on the surrounding road network:

Transport, Access and Parking – General Development Policies

PO 1.1 *Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.*

PO 3.1 *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.*

PO3.4 *Access points are sited and designed to minimise any adverse impacts on neighbouring properties*

The ETA assessment has assessed the potential impact of the proposal on the surrounding road network, including Riversdale Drive, Malinya Drive, Wildwood Drive, Goddard Drive and to Main North Road. ETA have reviewed the existing volumes and estimated likely vehicle movements generated against the City of Salisbury Infrastructure Guidelines which provides guidance for acceptable volumes of traffic for different types of roads (local roads, minor collector and major collector roads). In all cases, the ETA assessment has concluded that projected additional traffic volumes are within the capacity of the local road network. We note that ETA projected lower peak volumes than the previous Tonkin traffic assessment, however even applying the Tonkin projected volumes, the additional traffic generation will be within the capacity of the surrounding network. The proposal complies with PO1.1 and 3.1.

The proposal utilises the existing vehicle access to Harry Bowey Reserve. This is the only vehicle access available. The proposed alterations and widening of the access point into Harry Bowey Reserve, installation of traffic devices to slow traffic in Riversdale Drive (road cushions) and widening of the Riversdale Drive/Malinya Drive/Wildwood Drive intersection meets the intent of PO3.3 and 3.4 to provide suitable access for the proposed development.



8. CONCLUSION

This Development Application seeks Planning Consent to establish a Tree Climb Facility within the Harry Bowey Reserve at Salisbury Park, located within the Open Space Zone.

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

- The proposed active recreation use is consistent with the envisaged land uses within the Open Space Zone;
- As a unique eco-tourism facility which is available for people of all ages and abilities, the proposal supports a range of social, environmental and economic goals;
- Whilst limited new buildings are envisaged within the Open Space Zone, the proposed contemporary, functional, and modest 'support building' is suitably scaled, sited and designed to sit harmoniously within its park setting;
- The materials and finishes incorporated into the building design will present a high quality and robust building which blends well with its vegetated environment;
- The proposed development is environmentally sensitive, sitting lightly on the land and easily removed whilst designed to be respectful of its location;
- The proposed development is sited well away from adjoining residential properties to no cause any level of unreasonable disturbance or loss of amenity;
- A thorough assessment of the trees to be incorporated within the aerial course has been undertaken and measures will be adopted to ensure the trees are suitably protected during construction and their long-term health managed for the duration of the activity's existence. No Regulated or Significant Trees will need to be removed as part of the proposal;
- The supply of vehicle parking spaces will satisfy the anticipated demand generated by the proposed development; and
- Projected traffic generation and distribution can be accommodated within the surrounding local network without impacting its function and/or capacity limits.

On this basis, the proposed development is highly aligned with the most relevant provisions of the Planning and Design Code and warrants Planning Consent, subject to reasonable and relevant conditions.



UNLOCK
YOUR VISION
REF 01849-006

11 April 2024

Mr Chris Zafropoulos, Assessment Manager
City of Salisbury
34 Church Street
SALISBURY SA 5108

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

Dear Chris,

RE: Development ID: 23003207 – Tree Climb, Salisbury – Response to Traffic and Arborist Review

We refer to the above application seeking planning consent to establish a new Tree Climb facility in Harry Bowey Reserve, Salisbury Park.

This letter provides a consolidated response to items raised through various requests and communication principally in relation to the traffic and tree related matters. We acknowledge the independent advice received by Council from CIRQA (for traffic matters) and Project Green (for tree management) and confirm that this response has considered the recommendations made in the respective reports, and the subsequent additional matters raised by Council staff.

Included with this letter is a revised and consolidated set of plans for consideration by the Council Assessment Panel that includes the final site access and parking arrangements.

We reply to the items raised as follows:

Potential Impacts on Significant Trees

We note that the independent arboricultural review undertaken for Council by Project Green has concurred with the applicant's arborist (Arborman) methodology for assessment of impact of the proposed development on Regulated and Significant Trees and that this methodology is in accordance with Australian Standard AS4970-2009.

The Project Green report has identified that successful implementation of tree sensitive construction methods will be required for a number of trees to achieve their specified low impact rating and has identified a series of recommendations to be implemented.

We confirm that Tree Climbs agrees to implement all of the Project Green recommendations, and supports the inclusion of reasonable Reserved Matters and/or conditions to ensure the implementation of these recommendations as part of the proposed development.

For clarity, we agree to Reserved Matters and/or conditions being applied for the following matters:

- Isolated pier construction is specified; consideration should be given to the use of permeable or open-jointed paving to be installed without lowering the grade to maintain soil infiltration and oxygenation.
- Construction methodology for the post supports needs to be provided.
- Tree-sensitive construction is recommended (i.e., permeable paving installed without lowering the grade).

Level 3, 431 King William St, Adelaide SA 5000 P 08 7231 0288 E contact@ekistics.com.au W ekistics.com.au ABN 30 187 228 044



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- Appropriate construction methodologies need to be adopted, and arborist supervision specified to minimise any such impact within the SRZ of a tree.
- A more detailed and site-specific tree protection plan is required before final approval. This should include:
- Site-specific TPZ or other tree protection measures during the work on the site (considering that multiple trees require protection).
 - Installation methodology for the proposed footings.
 - Paving specification and installation methodology.
 - Other tree protection considerations as per AS4970.
- Civil drawings need to be assessed by the applicant's arborist. These drawings should show any proposed earthworks, finished site level, paving details, footing details, and the location of any trenching for underground services.

We confirm that the facility is using the 'Surefoot' support system which requires no site excavation or concrete footings which is used to minimise the impact on the park setting.

Traffic Review

We note that the independent traffic review undertaken for Council by CIRQA has concurred with applicant's traffic assessment (by Empirical Traffic Advisory [ETA]) in that the proposal:

- includes sufficient parking to accommodate peak demands associated with the proposal as well as existing uses within the Reserve; and
- the additional traffic volumes will be adequately accommodated on the adjacent roads in line with the existing hierarchical classifications of these roads (and also considered that the daily volumes may be lower than forecast by ETA).

The CIRQA review identified a number of design matters for further review to ensure safe and convenient access is achieved within the site. CIRQA identified that all of these matters could be addressed as part of detailed design and would not impact the ability to accommodate parking demands nor traffic volumes to the site. Please find attached revised plans for site access arrangement that include:

- Surfacing of parking area for persons with a disability;
- Resolution of the location and design of the bus parking area. Note that the Cirqa advice recommended that the bus drop off area be located on the northern side of the roadway. Council Engineering staff have deemed the location on the southern side as suitable as it makes use of the existing hardstand area, limits the need for additional tree removal, relocation of post and rail barriers and realignment of the entry way. A zebra crossing is provided adjacent the bus drop off area that will provide for a safe crossing point for pedestrians;
- Upgrading of the existing zebra crossings to current standards;
- Increasing the width of the internal circulation road to accommodate the safe movement of two-way traffic; and



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- Confirmation that intersection at Riversdale Drive/Wildwood Drive/Malinya Drive, and internal roadway can accommodate 12.5m length buses. Swept path diagrams are included to demonstrate turning circles are achieved through the proposed design.

The applicant has entered into a lease agreement with the City of Salisbury for the proposed development that includes an acknowledgment that certain upgrades to carparking and access are required to facilitate the proposed development and that Council has agreed to undertake the necessary capital works. The works outlined above are consistent with the scope of works that fall within the agreement between Tree Climb and the City of Salisbury.

Size & Frequency of Buses

You have requested confirmation of the size and frequency of buses that would visit the site and to clarify what the increase in traffic volumes looks like compared to what is currently experienced and what movements across local streets (including from Saints Road (to the south) looks like. You have highlighted that at a recent community consultation night it was raised the soccer pitches (we assume those located to the south-east of the site) impact on the area more than the Tree Climb proposal.

We confirm as per the original assessment undertaken by Tonkin (see Appendix 4 of our Planning Statement) that the number of bus movements to the site will be infrequent. Based on Tree Climb's experience with existing facilities, it is anticipated that the number of buses would be less than 5/week with buses typically associated with larger group bookings.

As identified above, the alterations to access into the park, internal roadway to provide a cul-de-sac to enable a bus to turn within the park and proposed bus parking bay are being made to accommodate a bus of up 12.5m bus (50+ seats). Whilst this is the largest size bus that may need to access the site, Tree Climb advises that in their experience with other facilities group bookings typically use smaller buses (15-20 seats).

We trust this response satisfactorily addresses all items to enable assessment of the application to be completed. If you can please confirm that this item will be considered at the Council Assessment Panel meeting on 23 April 2023 that would be appreciated.

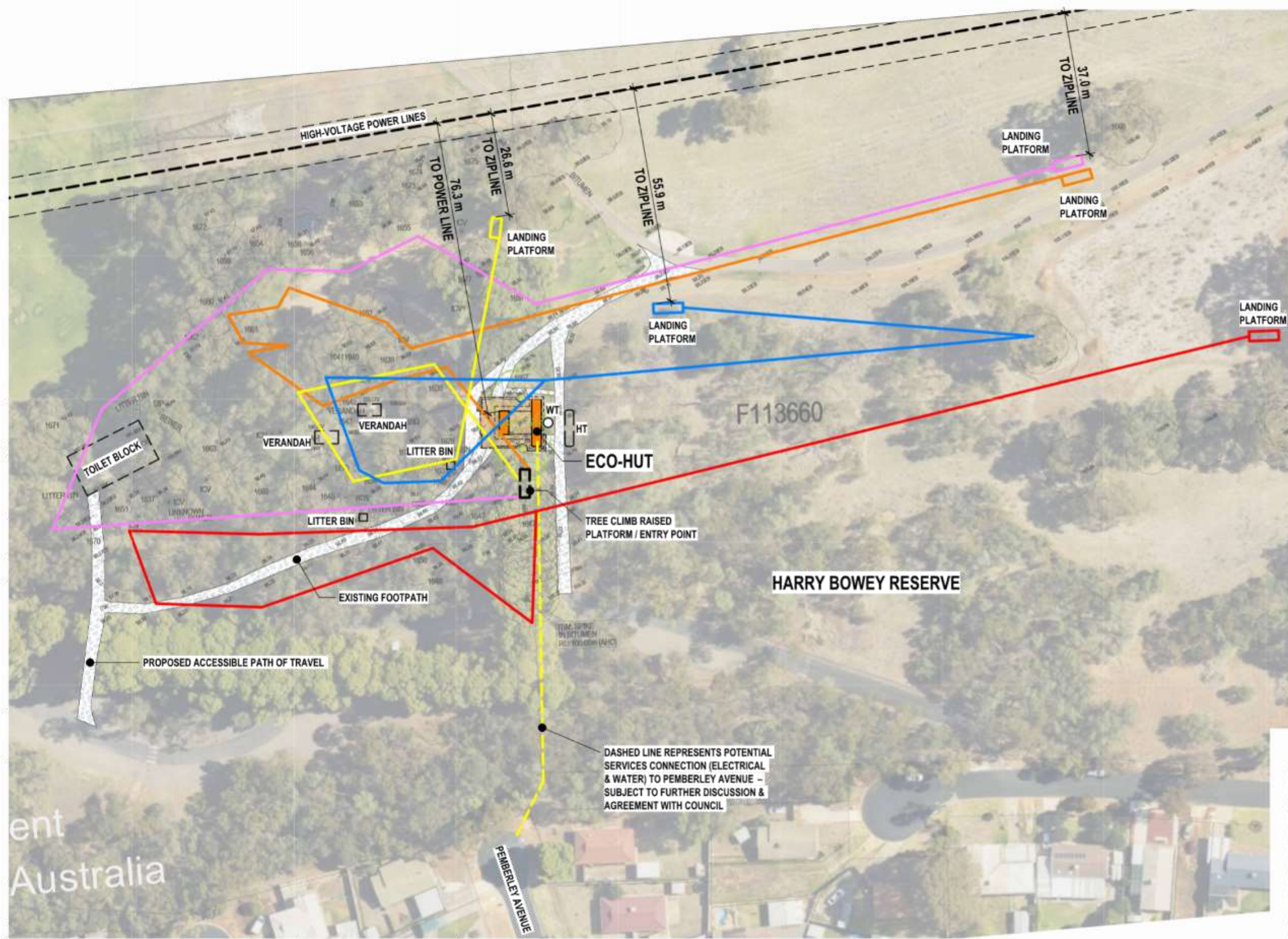
Please do not hesitate to contact the undersigned on (08) 7231 0286 if you would like to discuss any aspect of the above advice further.

Yours Sincerely,

Rick Hutchins
Associate



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



SITE LEGEND

- HATCH REPRESENTS EXTENT OF PROPOSED BUILDING
- HATCH REPRESENTS EXTENT OF PROPOSED PAVED AREA
- HATCH REPRESENTS EXTENT OF LOCALISED FOOTPATH
- COURSE 1
- COURSE 2
- COURSE 3
- COURSE 4
- COURSE 5

FFL FINISHED FLOOR LEVEL
 WT 10,000L WATER TANK. REFER TO DRAINAGE LAYOUT BY OTHERS FOR DETAILS.
 HT 20,000L UNDERGROUND SEALED HOLDING TANK FOR SEWER. REFER TO WASTE WATER REPORT BY OTHERS FOR DETAILS.

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D	PARKING NOTES REMOVED	GB	19/03/2
C	ADDITIONAL FOUNDATION NOTES, TREE \$104 AMENDED	GB	07/03/2
B	ADDITIONAL INFORMATION	GB	14/02/2
rev	details	dm	date



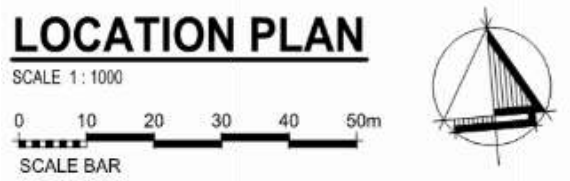
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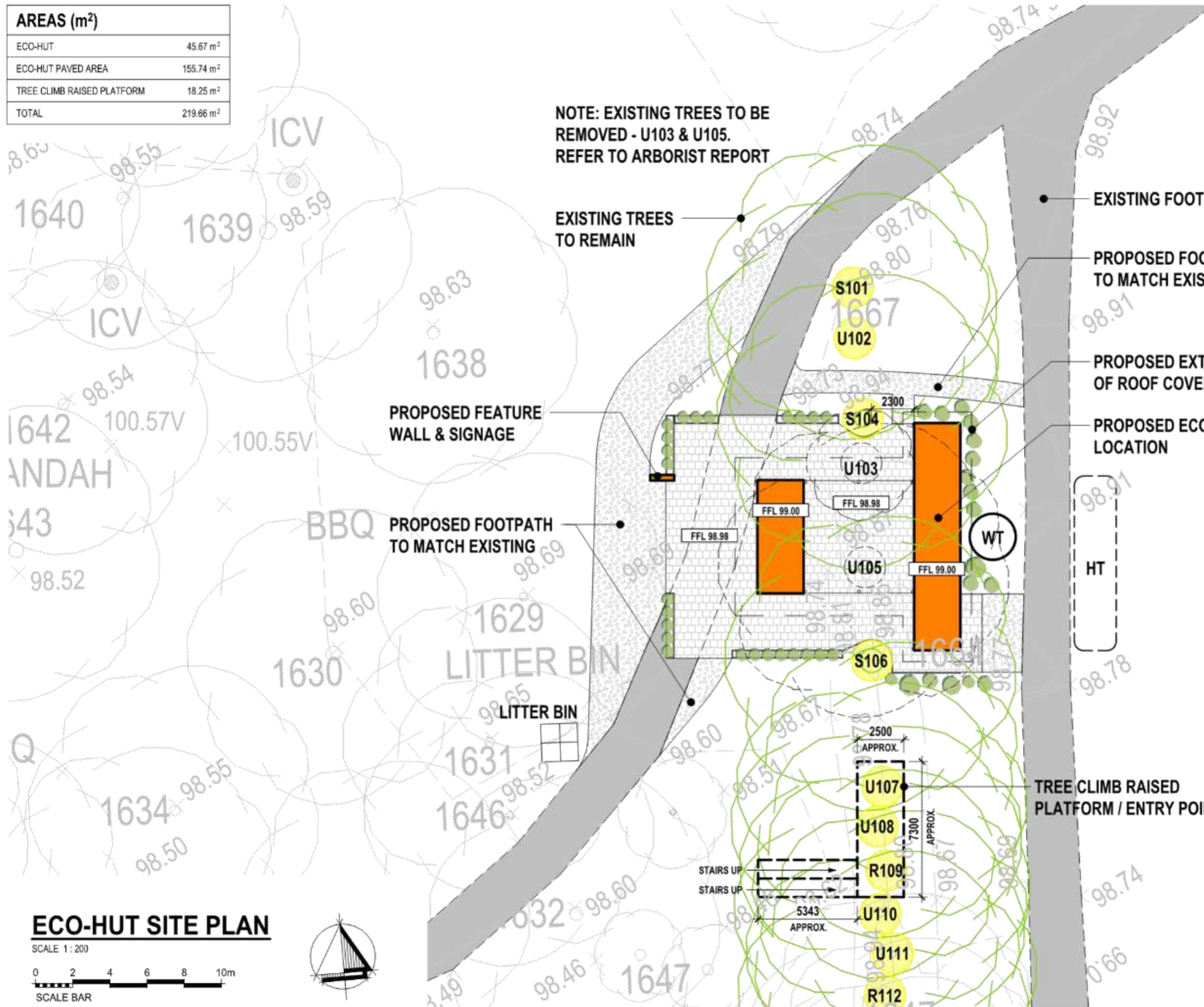
project
PROPOSED SALISBURY TREE CLIMB AMENDED DESIGN
 address
 HARRY BOWEY RESERVE,
 SALISBURY, SA
 client
 SEB PACKER
 sheet size scale drawn
 A3 1 : 1000 GB
 drawing title
LOCATION PLAN
 project no drawing no revision no
PAC 3967 PD01 D

PLANNING CONSENT ISSUE



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

AREAS (m ²)	
ECO-HUT	45.67 m ²
ECO-HUT PAVED AREA	155.74 m ²
TREE CLIMB RAISED PLATFORM	18.25 m ²
TOTAL	219.66 m ²



SITE LEGEND

- HATCH REPRESENTS EXTENT OF PROPOSED BUILDING
- HATCH REPRESENTS EXTENT OF PROPOSED PAVED AREA
- HATCH REPRESENTS EXTENT OF EXISTING FOOTPATH
- HATCH REPRESENTS EXTENT OF PROPOSED FOOTPATH TO MATCH EXISTING
- FFL FINISHED FLOOR LEVEL
- WT 10,000L WATER TANK. REFER TO DRAINAGE LAYOUT BY OTHERS FOR DETAILS.
- HT 20,000L UNDERGROUND SEALED HOLDING TANK FOR SEWER. REFER TO WASTE WATER REPORT BY OTHERS FOR DETAILS.

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project
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address
HARRY BOWEY RESERVE,
SALISBURY, SA

client
SEB PACKER
sheet size A3 scale 1:200 drawn GB

drawing title
ECO-HUT SITE PLAN
project no PAC 3967 drawing no PD02 revision no D

PLANNING CONSENT ISSUE

ECO-HUT SITE PLAN



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

STORM WATER NOTES:
STORM WATER DRAINAGE RUN-OFF TO BE CONFIRMED IN CONJUNCTION WITH COUNCIL DURING BUILDING RULES CONSENT STAGE.

NOTE:
REFER TO CONSULTANT'S DOCUMENTS FOR THE ZIP LINE & PLATFORM DETAILS.

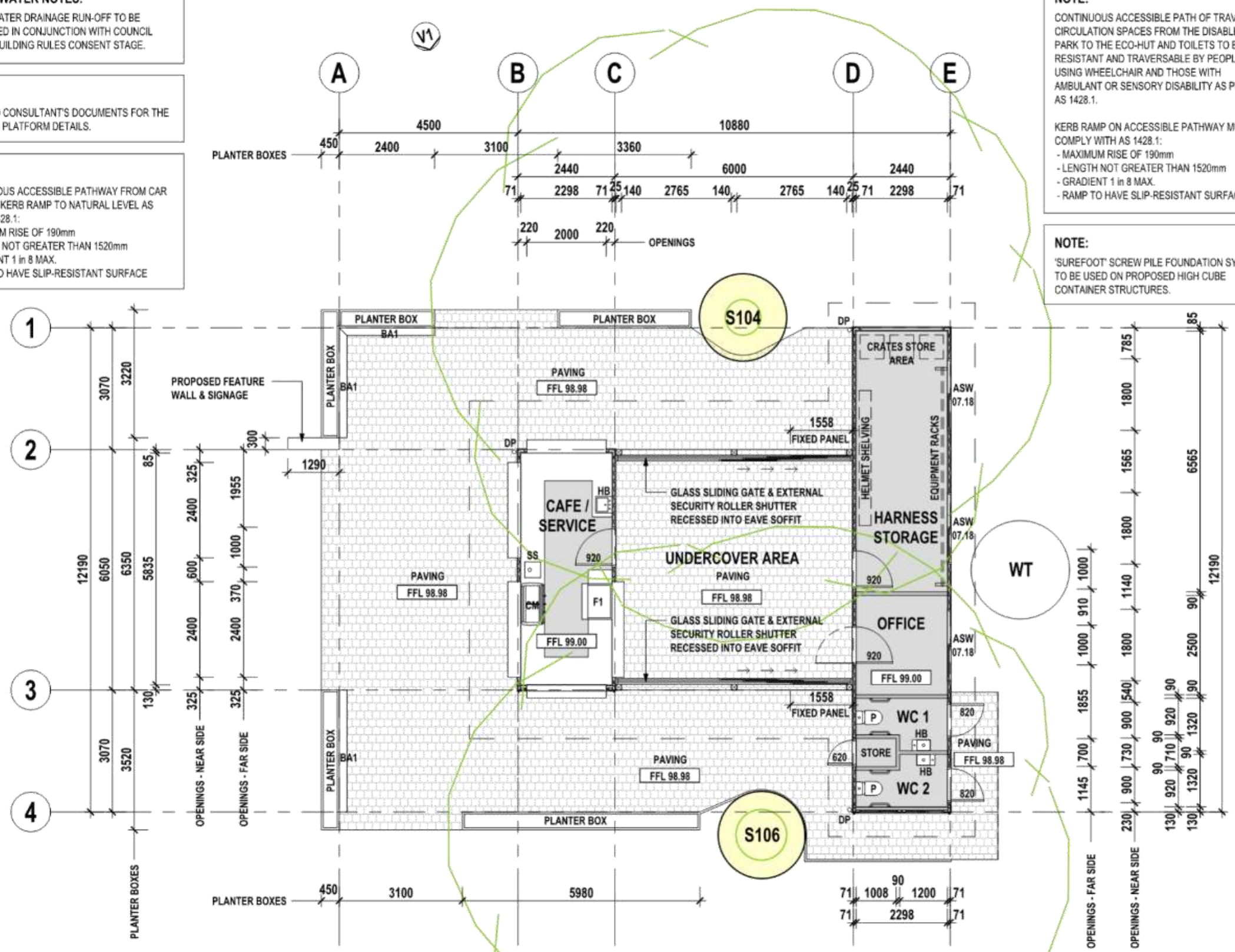
NOTE:
CONTINUOUS ACCESSIBLE PATHWAY FROM CAR PARKING, KERB RAMP TO NATURAL LEVEL AS PER AS 1428.1:
- MAXIMUM RISE OF 190mm
- LENGTH NOT GREATER THAN 1520mm
- GRADIENT 1 in 8 MAX.
- RAMP TO HAVE SLIP-RESISTANT SURFACE

NOTE:
CONTINUOUS ACCESSIBLE PATH OF TRAVEL & CIRCULATION SPACES FROM THE DISABLED CAR PARK TO THE ECO-HUT AND TOILETS TO BE SLIP RESISTANT AND TRAVERSABLE BY PEOPLE USING WHEELCHAIR AND THOSE WITH AMBULANT OR SENSORY DISABILITY AS PER AS 1428.1.

KERB RAMP ON ACCESSIBLE PATHWAY MUST COMPLY WITH AS 1428.1:
- MAXIMUM RISE OF 190mm
- LENGTH NOT GREATER THAN 1520mm
- GRADIENT 1 in 8 MAX.
- RAMP TO HAVE SLIP-RESISTANT SURFACE

NOTE:
'SUREFOOT' SCREW PILE FOUNDATION SYSTEM TO BE USED ON PROPOSED HIGH CUBE CONTAINER STRUCTURES.

- LEGEND**
- FFL FINISHED FLOOR LEVEL
 - BA1 1200mm HIGH STEEL POST & RAIL BALUSTRADE WITHOUT INFILL. 200mm WIDE COFFEE TABLE WELDED ON THE PAVING SIDE AT 1100mm HIGH. COLOUR: MATT CHARCOAL COFFEE MACHINE
 - CM COFFEE MACHINE
 - DP DOWNPIPE
 - F1 ICE CREAM FREEZER
 - HB HAND BASIN
 - P TOILET PAN
 - SS STAINLESS STEEL SINK
 - WT 10,000L WATER TANK WITH OVERFLOW TO EVAPORATION BASIN. REFER TO DRAINAGE LAYOUT BY OTHERS FOR DETAILS.



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C	ADDITIONAL FOUNDATION NOTES, TREE S104 AMENDED	GB	07/03/2
B	ADDITIONAL INFORMATION	GB	14/02/2
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project
PROPOSED SALISBURY TREE CLIMB AMENDED DESIGN

address
HARRY BOWEY RESERVE,
SALISBURY, SA

client
SEB PACKER

sheet size scale drawn
A3 1 : 100 GB

drawing title
ECO-HUT FLOOR PLAN

project no drawing no revision no
PAC 3967 PD03 D

ECO-HUT FLOOR PLAN

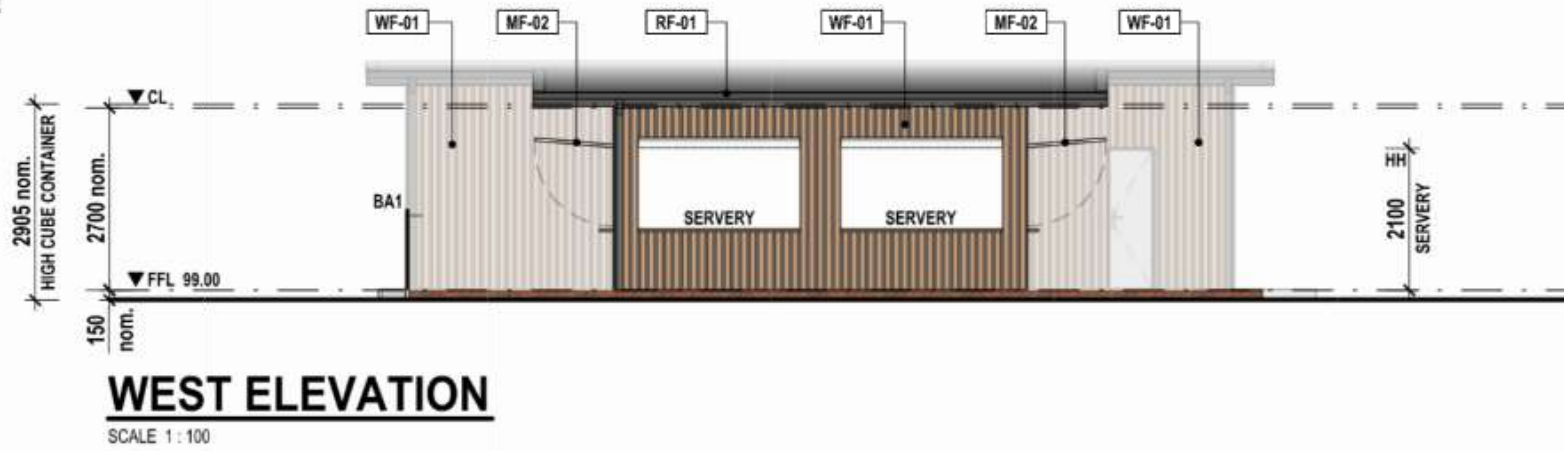


PLANNING CONSENT ISSUE

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

EXTERNAL FINISHES & COLOUR SCHEDULE

DW-01	DOORS & WINDOWS - TYPE 01 POWDER COATED ALUMINIUM COLOUR: MATT CHARCOAL
MF-01	MATERIAL FINISH - TYPE 01 TIMBER POST
MF-02	MATERIAL FINISH - TYPE 02 LIFT-UP HINGED AWNING COLOUR: TO MATCH TIMBER BATTEN CLADDING
RF-01	ROOF FINISH - TYPE 01 SELECTED COLORBOND ROOF CLADDING COLOUR: WOODLAND GREY
WF-01	WALL FINISH - TYPE 01 TIMBER CLADDING - BATTENS ON EDGE COLOUR: TIMBER WITH BLACK BACKING
WF-02	WALL FINISH - TYPE 02 PLYWOOD CLADDING COLOUR: TO MATCH TIMBER BATTEN CLADDING



WEST ELEVATION

SCALE 1:100

LEGEND

FFL	FINISHED FLOOR LEVEL
CL	CEILING LEVEL
HH	HEAD HEIGHT
BA1	1200mm HIGH STEEL POST & RAIL BALUSTRADE WITHOUT INFILL. 200mm WIDE COFFEE TABLE WELDED ON THE PAVING SIDE AT 1100mm HIGH. COLOUR: MATT CHARCOAL
DP	DOWNPIPE

NOTE:

'SUREFOOT' SCREW PILE FOUNDATION SYSTEM TO BE USED ON PROPOSED HIGH CUBE CONTAINER STRUCTURES.

Boundary information on this drawing has been provided via a detailed survey only. Prior to any building work commencing, it is the blder's responsibility to arrange a boundary identification survey to confirm all dimensions and set outs.

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project
PROPOSED SALISBURY TREE CLIMB AMENDED DESIGN

address
HARRY BOWEY RESERVE,
SALISBURY, SA

client
SEB PACKER

sheet size scale drawn
A3 1:100 GB

drawing title
ELEVATIONS

project no drawing no revision no
PAC 3967 PD04 D

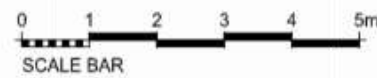
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NORTH ELEVATION

SCALE 1:100



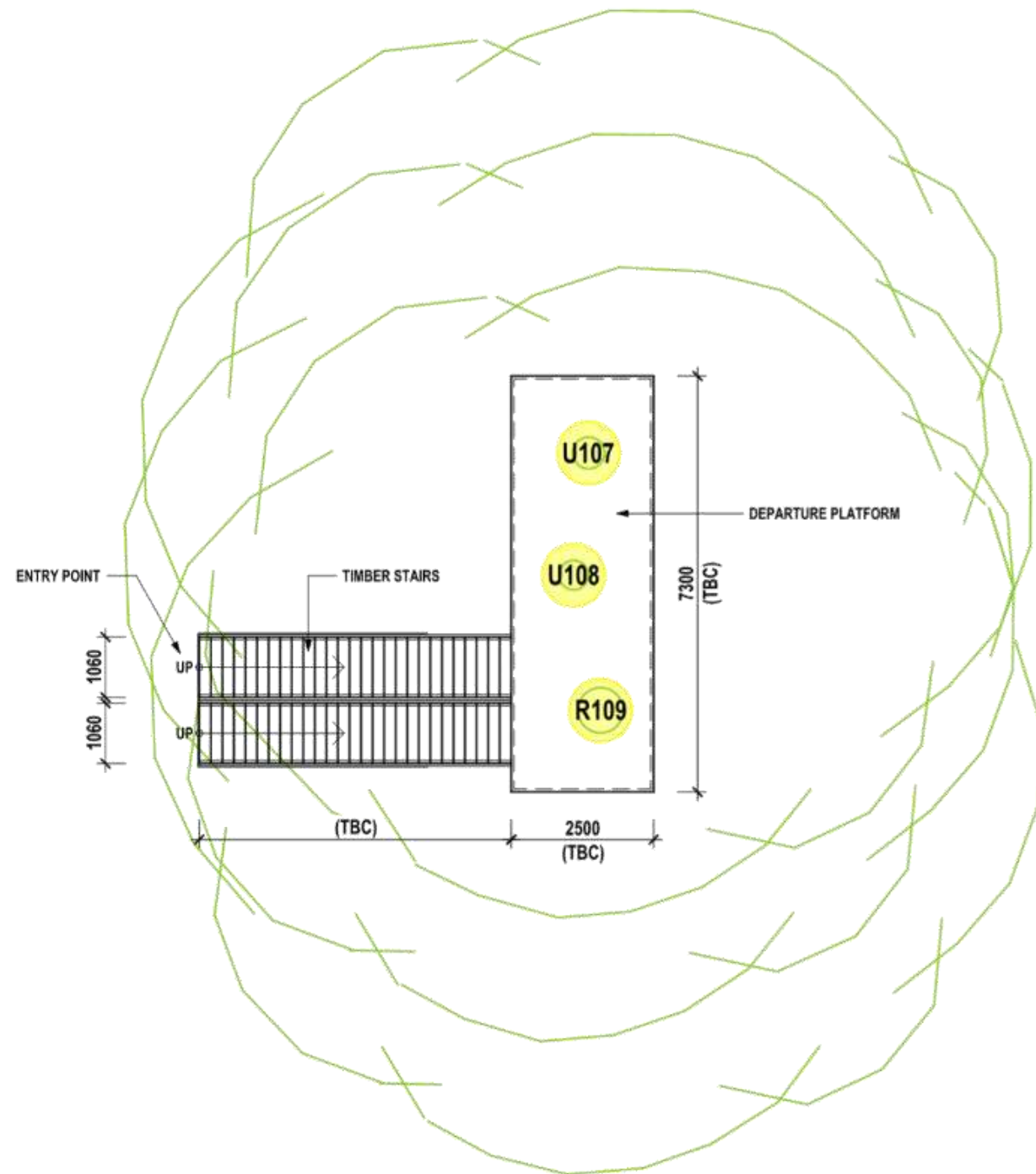
EAST ELEVATION

SCALE 1:100



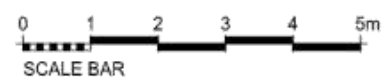
SOUTH ELEVATION

SCALE 1:100

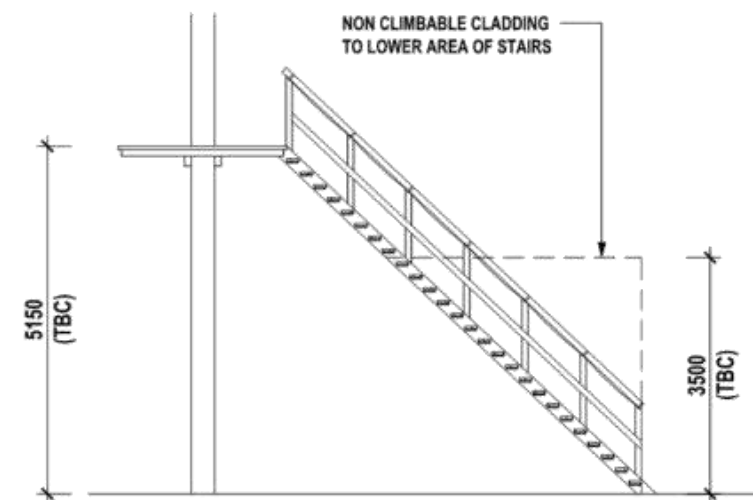


TREE CLIMB RAISED PLATFORM PLAN

SCALE 1:100



KUIPTO FOREST TREE CLIMB EXAMPLE IMAGE



TYPICAL SECTION

SCALE 1:100

SITE LEGEND

- HATCH REPRESENTS EXTENT OF PROPOSED BUILDING
- HATCH REPRESENTS EXTENT OF PROPOSED PAVED AREA
- HATCH REPRESENTS EXTENT OF EXISTING FOOTPATH
- HATCH REPRESENTS EXTENT OF PROPOSED FOOTPATH TO MATCH EXISTING
- FFL** FINISHED FLOOR LEVEL
- WT** 10,000L WATER TANK. REFER TO DRAINAGE LAYOUT BY OTHERS FOR DETAILS.
- HT** 20,000L UNDERGROUND SEALED HOLDING TANK FOR SEWER. REFER TO WASTE WATER REPORT BY OTHERS FOR DETAILS.

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C	ADDITIONAL FOUNDATION NOTES, TREE \$104 AMENDED	GB	07/03/2
B	ADDITIONAL INFORMATION	GB	14/02/2
rev	details	dm	date



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project
PROPOSED SALISBURY TREE CLIMB AMENDED DESIGN

address
HARRY BOWEY RESERVE,
SALISBURY, SA

client
SEB PACKER

sheet size scale drawn
A3 1:100 GB

drawing title
TREE CLIMB RAISED PLATFORM

project no drawing no revision no
PAC 3967 PD05 D

PLANNING CONSENT ISSUE



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C	ADDITIONAL FOUNDATION NOTES, TREE S104 AMENDED	GB	07/03/2
B	ADDITIONAL INFORMATION	GB	14/02/2
rev	details	dm	date



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project
**PROPOSED SALISBURY TREE CLIMB
AMENDED DESIGN**

address
HARRY BOWEY RESERVE,
SALISBURY, SA

client
SEB PACKER

sheet size	scale	drawn
A3	-	GB

drawing title
3D IMAGES

project no	drawing no	revision no
PAC 3967	PD06	D

PLANNING CONSENT ISSUE

RIVERSDALE DR/MALINYA DR, SALISBURY PARK HARRY BOWEY RESERVE - TREE CLIMB



NOTES

1. ALL WORKS TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION.
2. ALL COORDINATES ON THESE PLANS ARE TO MGA ZONE 54.
3. ALL LEVELS ON THESE PLANS ARE TO AHD.
4. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE (UND).
5. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS BEFORE THE COMMENCEMENT OF WORKS.
6. COVERS AND FRAMES OF PUBLIC UTILITIES TO BE ADJUSTED TO SUIT NEW WORKS.
7. CONTRACTOR SHALL LOCATE AND DEPTH ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS. ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS COST.
8. ALL LINEMARKING TO BE 100mm THICK U.N.O.
9. ANY EXTRA LINE MARKING TO BE ADDED OR REMOVED IS TO BE DETERMINED ON SITE.
10. FOR SIGN INSTALLATION DETAILS REFER TO 'DPTI MASTER SPECIFICATION, PART 249 - INSTALLATION OF SIGNS'.

PLAN REVIEW-COMMENTS

	INITIAL	DATE
MANAGER ASSETS		
MANAGER PROJECTS		
TEAM LEADER DESIGN		
SENIOR CIVIL DESIGNER		
TEAM LEADER PARKS & OPEN SPACE		
LANDSCAPE DESIGNER		
TEAM LEADER CIVIL & TRANSPORT ASSETS		
TRAFFIC ENGINEER		

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REV	ISSUE/DESCRIPTION	DATE	DRAWN	CHECKED
A	CONCEPT DESIGN	14/08/2023	GC	GC
B	CONCEPT DESIGN	18/04/2024	GC	JC

APPROVAL

NAME: Jarred Collins
 MANAGER INFRASTRUCTURE DELIVERY

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 ASSET MANAGER: _____

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DRAWING REVIEW
SIGN COMMENT BOX ONLY

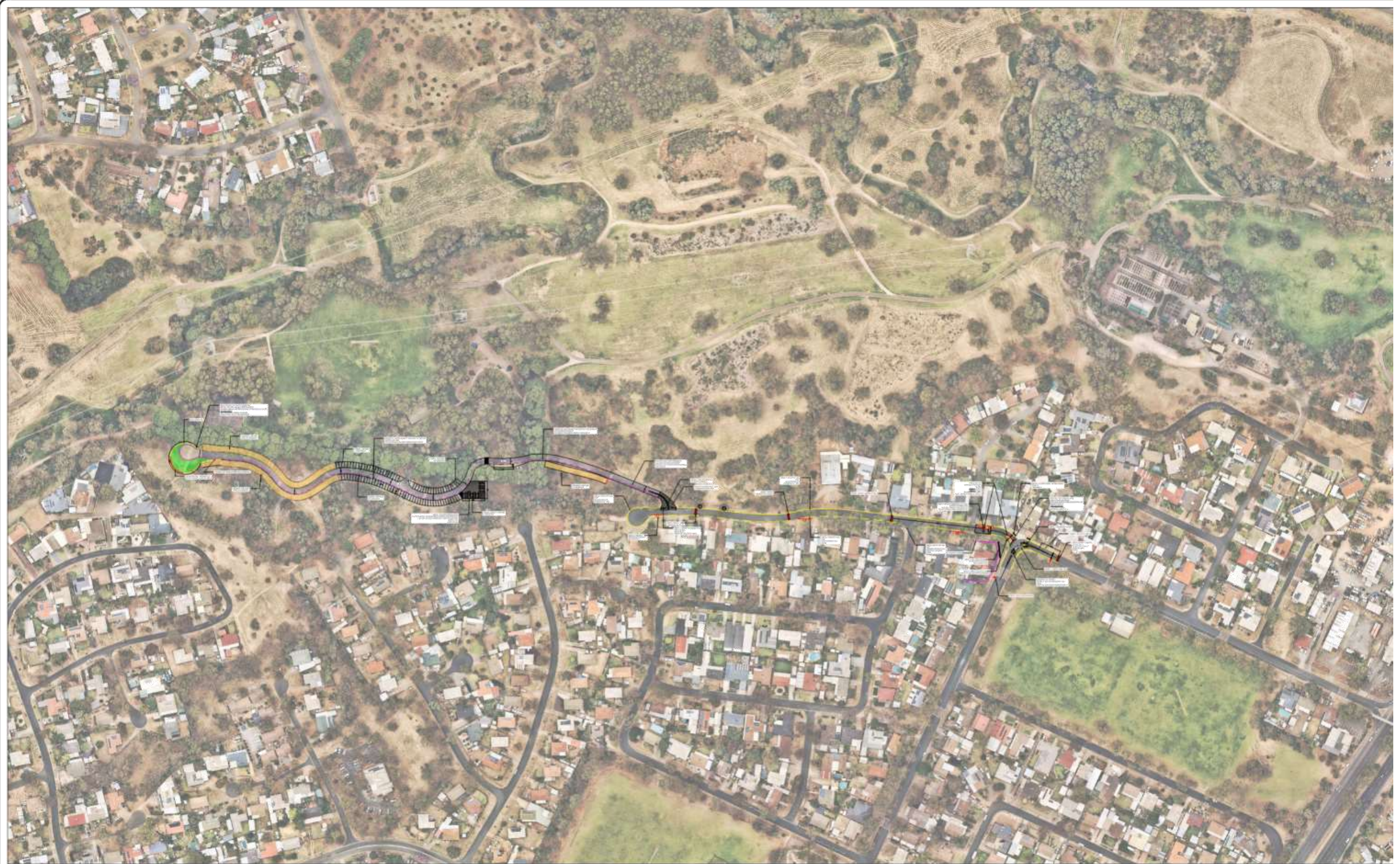
HARRY BOWEY RESERVE - TREE CLIMB

INDEX LOCALITY PLAN

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HARRY BOWEY RESERVE - TREE CLIMB MASTER PLAN

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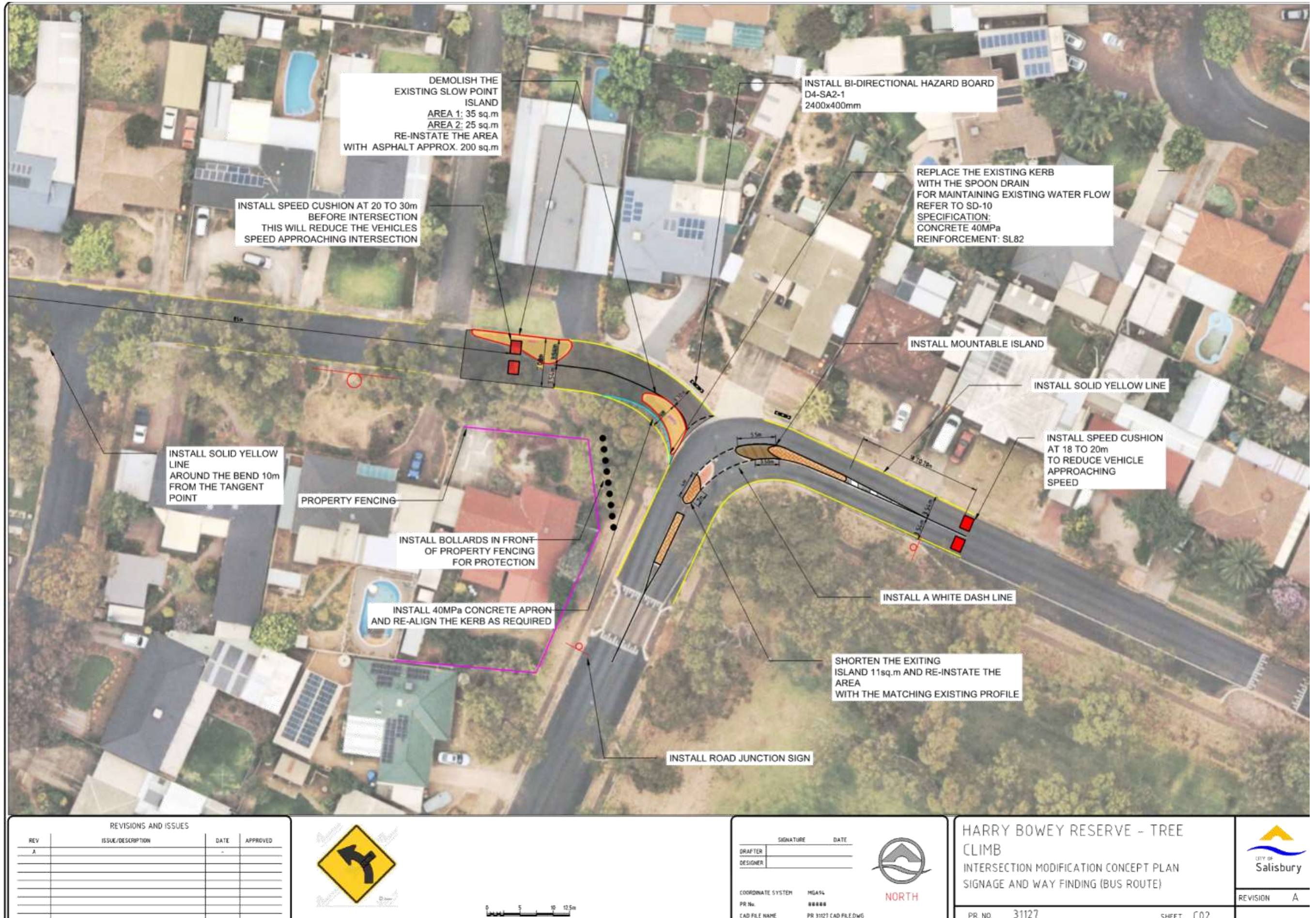
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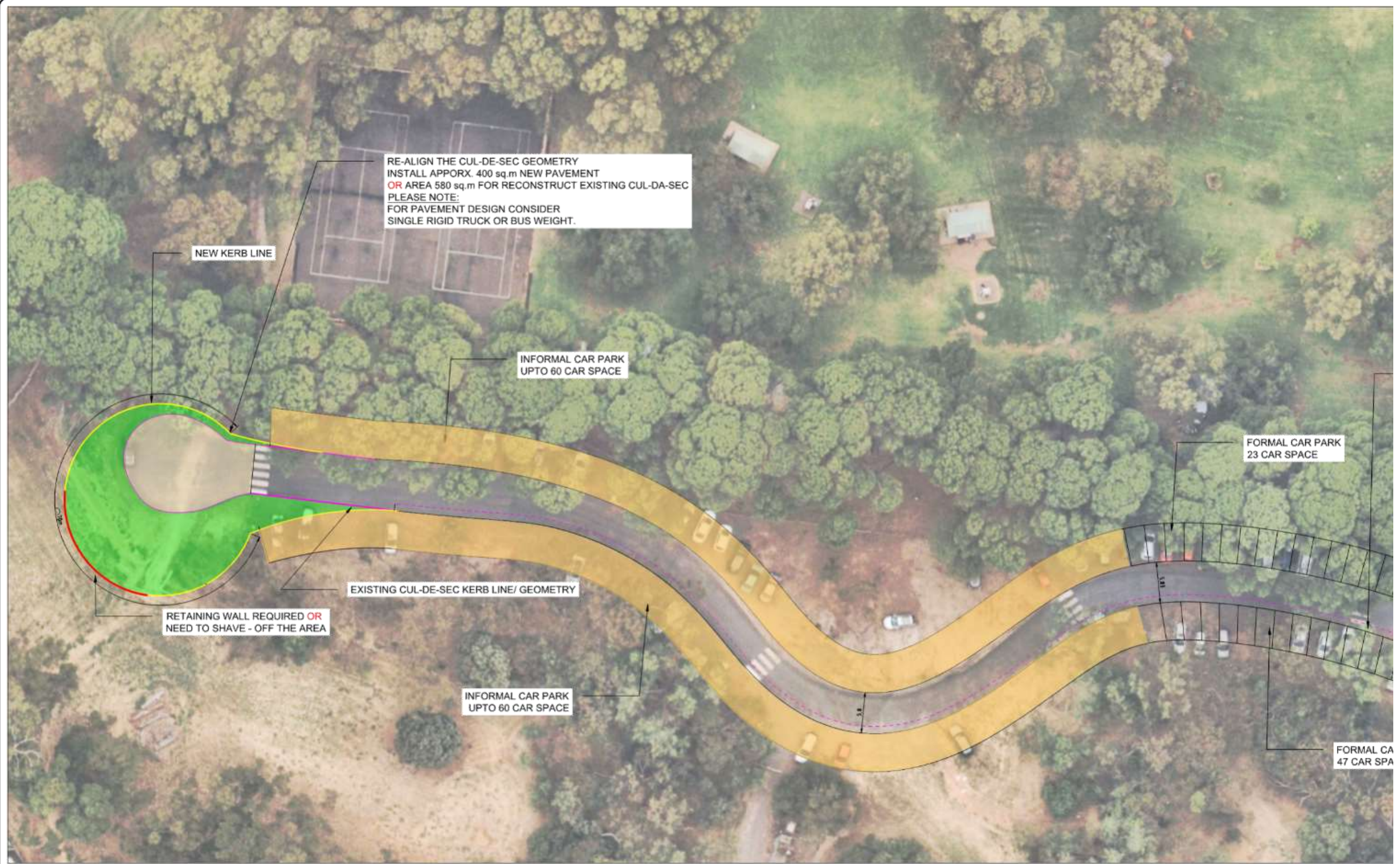
HARRY BOWEY RESERVE - TREE CLIMB
 INTERSECTION MODIFICATION CONCEPT PLAN
 SIGNAGE AND WAY FINDING (BUS ROUTE)

PR. NO. 31127 SHEET C02



REVISION A

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RE-ALIGN THE CUL-DE-SEC GEOMETRY
 INSTALL APPORX. 400 sq.m NEW PAVEMENT
 OR AREA 580 sq.m FOR RECONSTRUCT EXISTING CUL-DA-SEC
 PLEASE NOTE:
 FOR PAVEMENT DESIGN CONSIDER
 SINGLE RIGID TRUCK OR BUS WEIGHT.

NEW KERB LINE

INFORMAL CAR PARK
 UPTO 60 CAR SPACE

FORMAL CAR PARK
 23 CAR SPACE

EXISTING CUL-DE-SEC KERB LINE/ GEOMETRY

RETAINING WALL REQUIRED OR
 NEED TO SHAVE - OFF THE AREA

INFORMAL CAR PARK
 UPTO 60 CAR SPACE

FORMAL CA
 47 CAR SPA

REVISIONS AND ISSUES			
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A			



SIGNATURE	DATE
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DESIGNER	
COORDINATE SYSTEM	MGSA4
PR No.	88888
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HARRY BOWEY RESERVE - TREE CLIMB
 CONCEPT DESIGN ON CUL-DE-SAC MODIFICATION
 BUS TURN AROUND AREA

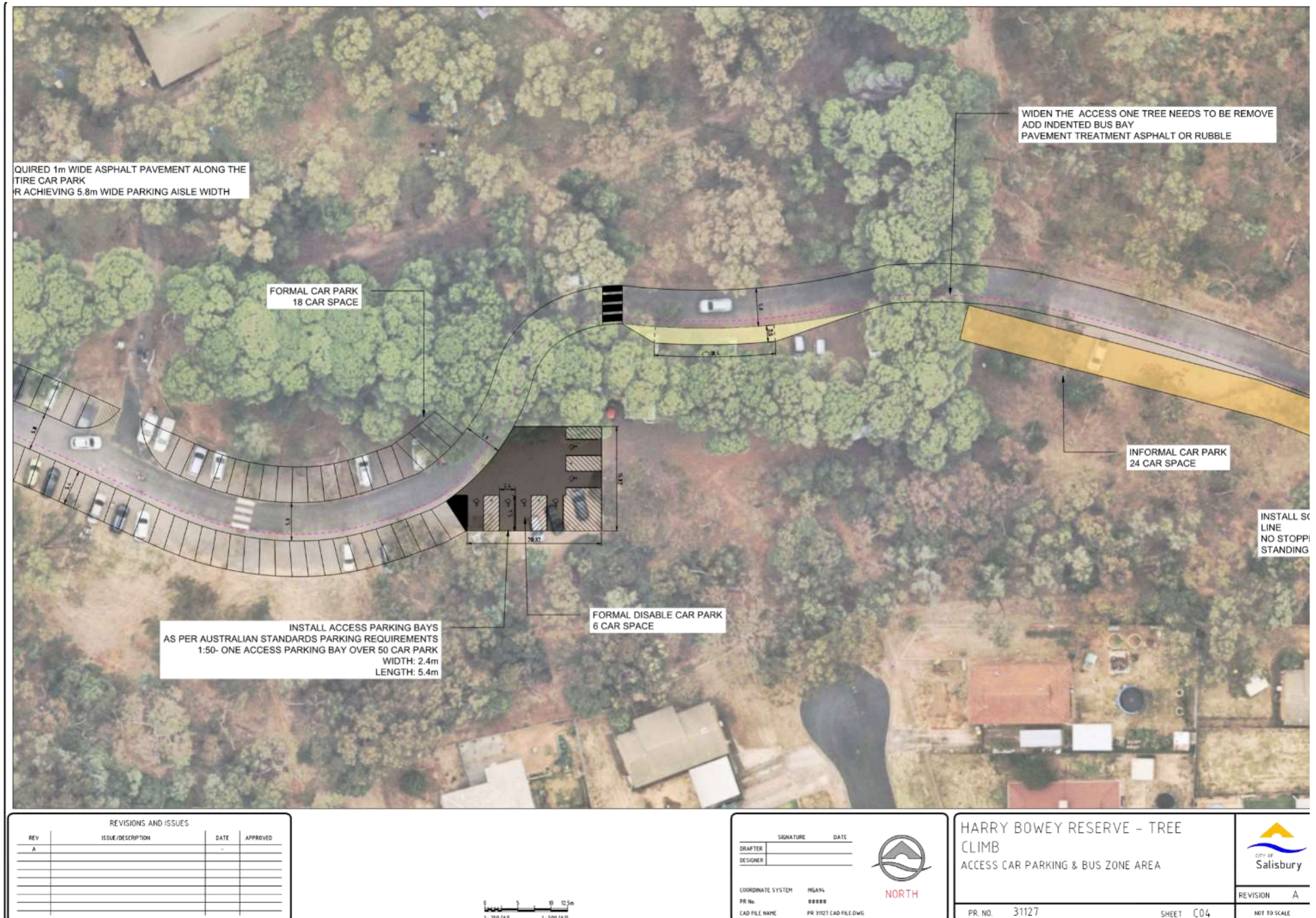


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PR. NO. 31127

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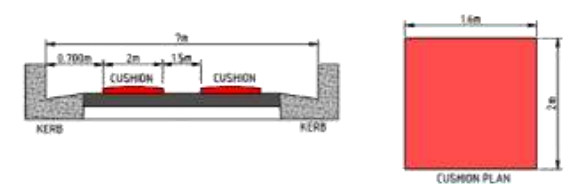
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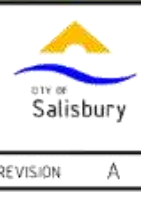


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HARRY BOWEY RESERVE - TREE CLIMB
 TRAFFIC CONTROL LAYOUT PLAN

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HARRY BOWEY RESERVE - TREE CLIMB
CONCEPT DESIGN OF ENTRANCE WIDEN

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HARRY BOWEY RESERVE - TREE CLIMB
FORMAL PARKING BAYS

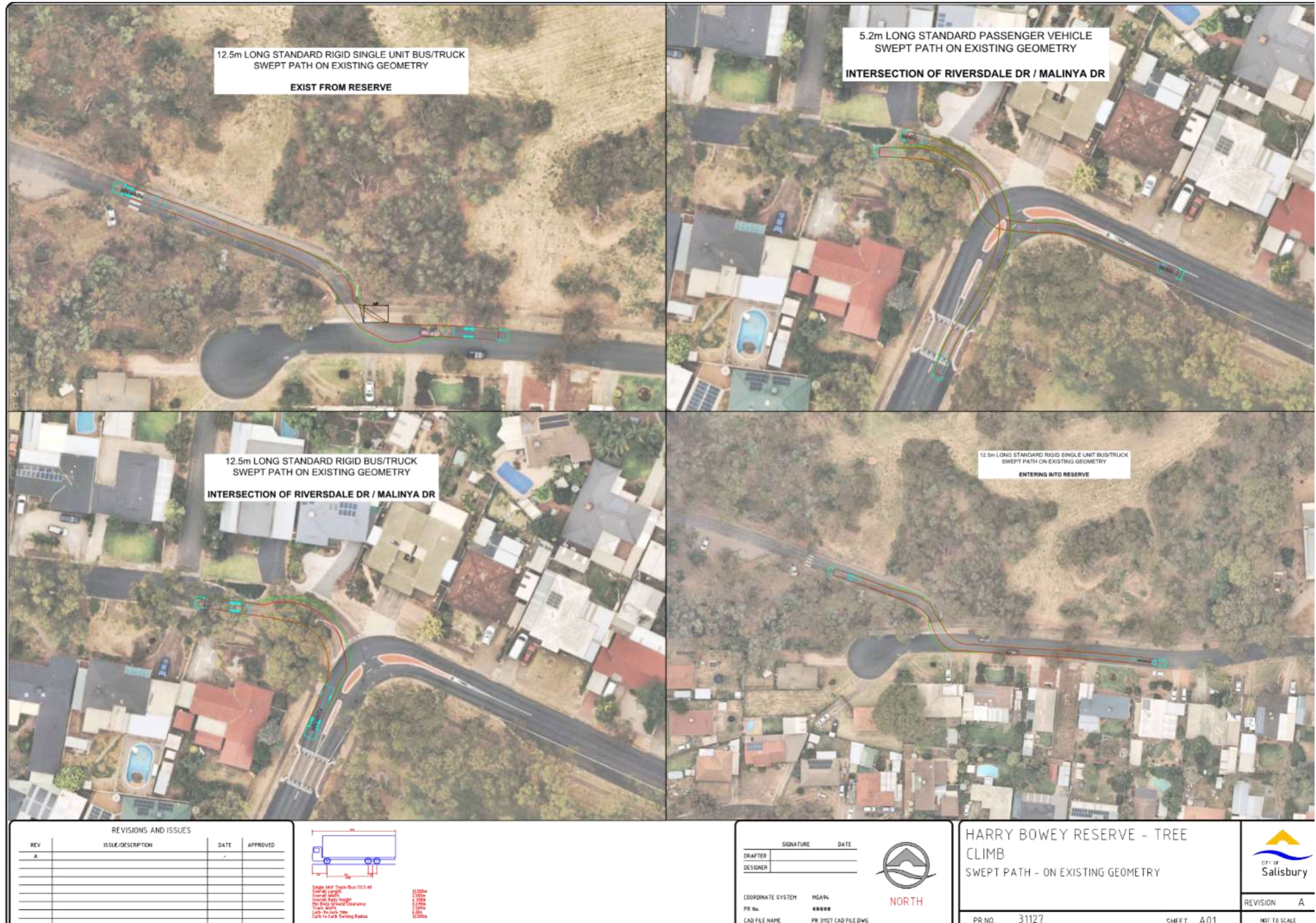
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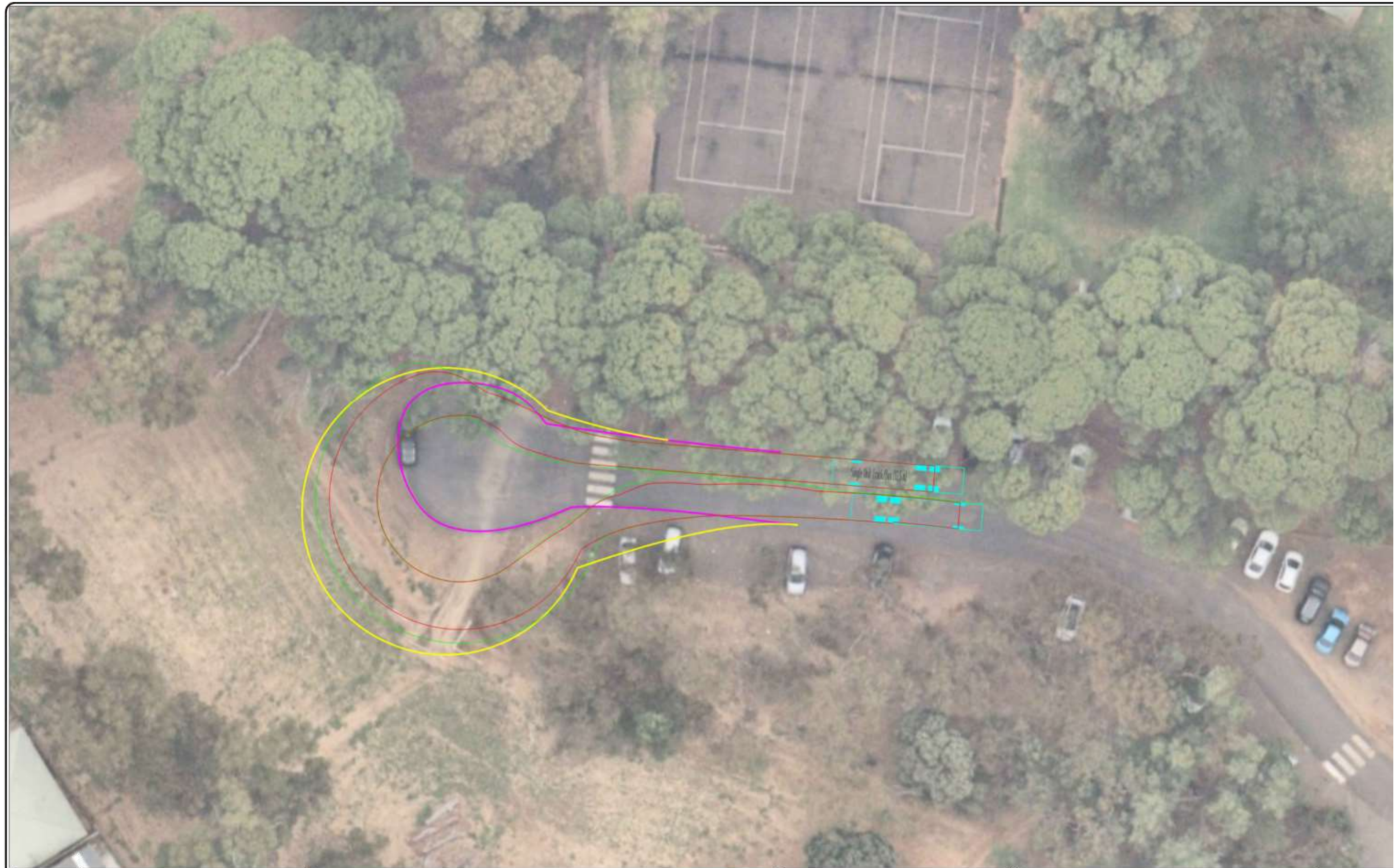
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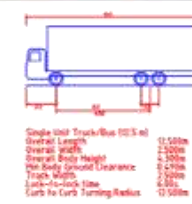
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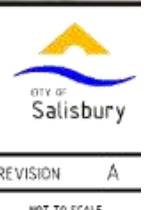


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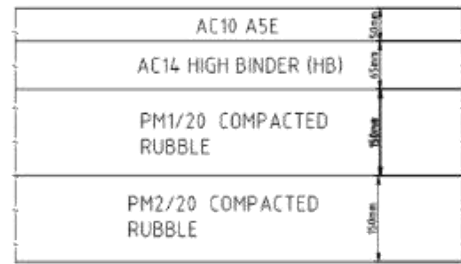


HARRY BOWEY RESERVE - TREE CLIMB
 BUS TURN AROUND AREA - TURNING PATH

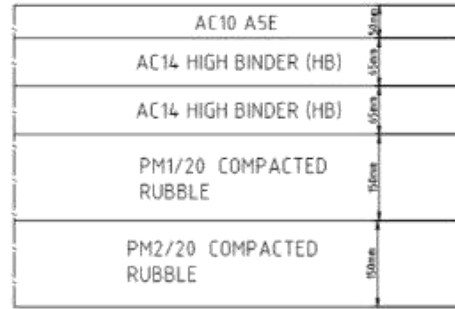
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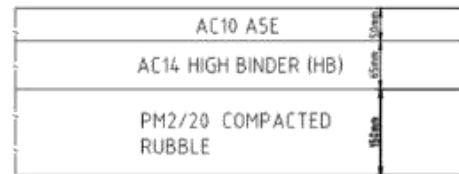
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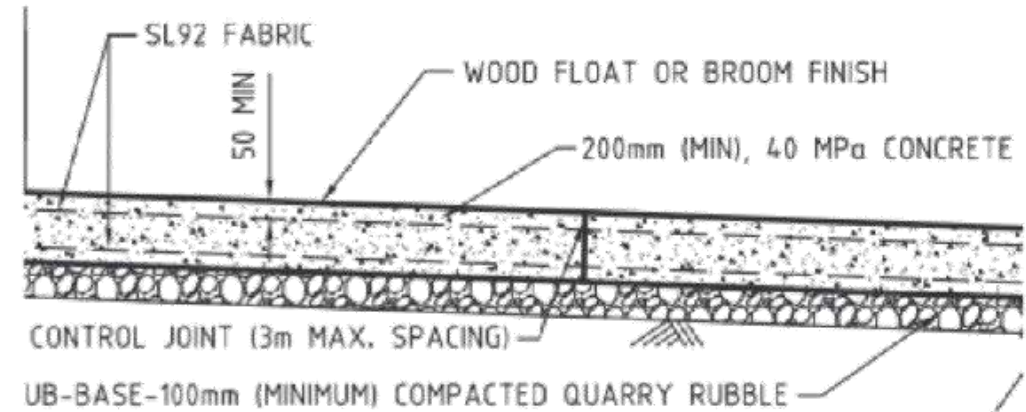


ASPHALT DETAILS FOR - BUS TURN AROUND

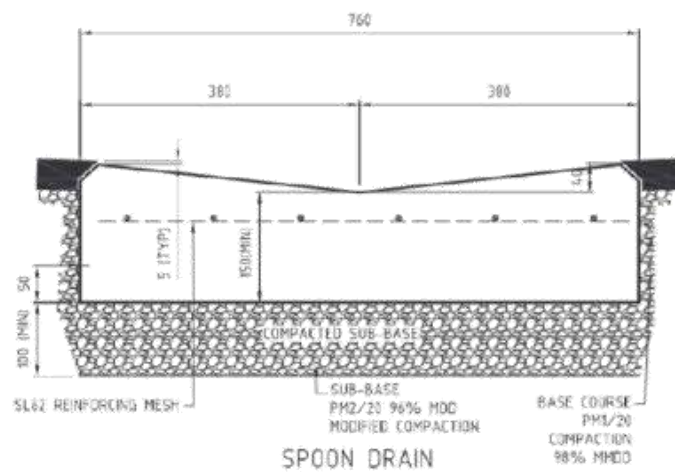


ACCESS CAR PARK SPECIFICATION

PAVEMENT DESIGN

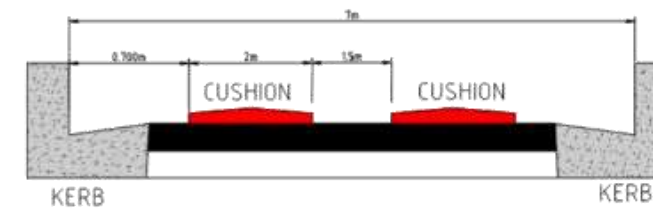


CONCRETE APRON CROSS -SECTION



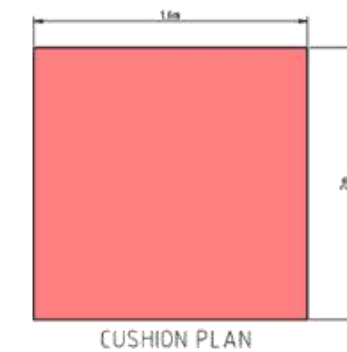
SPOON DRAIN

PLEASE NOTE:
 - CONCRETE :- 40MPa
 - REINFORCEMENT :- SL82
 - REFER STD DWG: SD-10



SPEED CUSHION

PLEASE NOTE:
 REFER AUSTRROADS GUIDE TO TRAFFIC MANAGEMENT PART 8: LOCAL STREET MANAGEMENT & DIT TECHNICAL REQUIREMENTS MANUAL CL. 10.6.3



CUSHION PLAN

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HARRY BOWEY RESERVE - TREE CLIMB
 COMPONENT CROSS SECTION DETAILS

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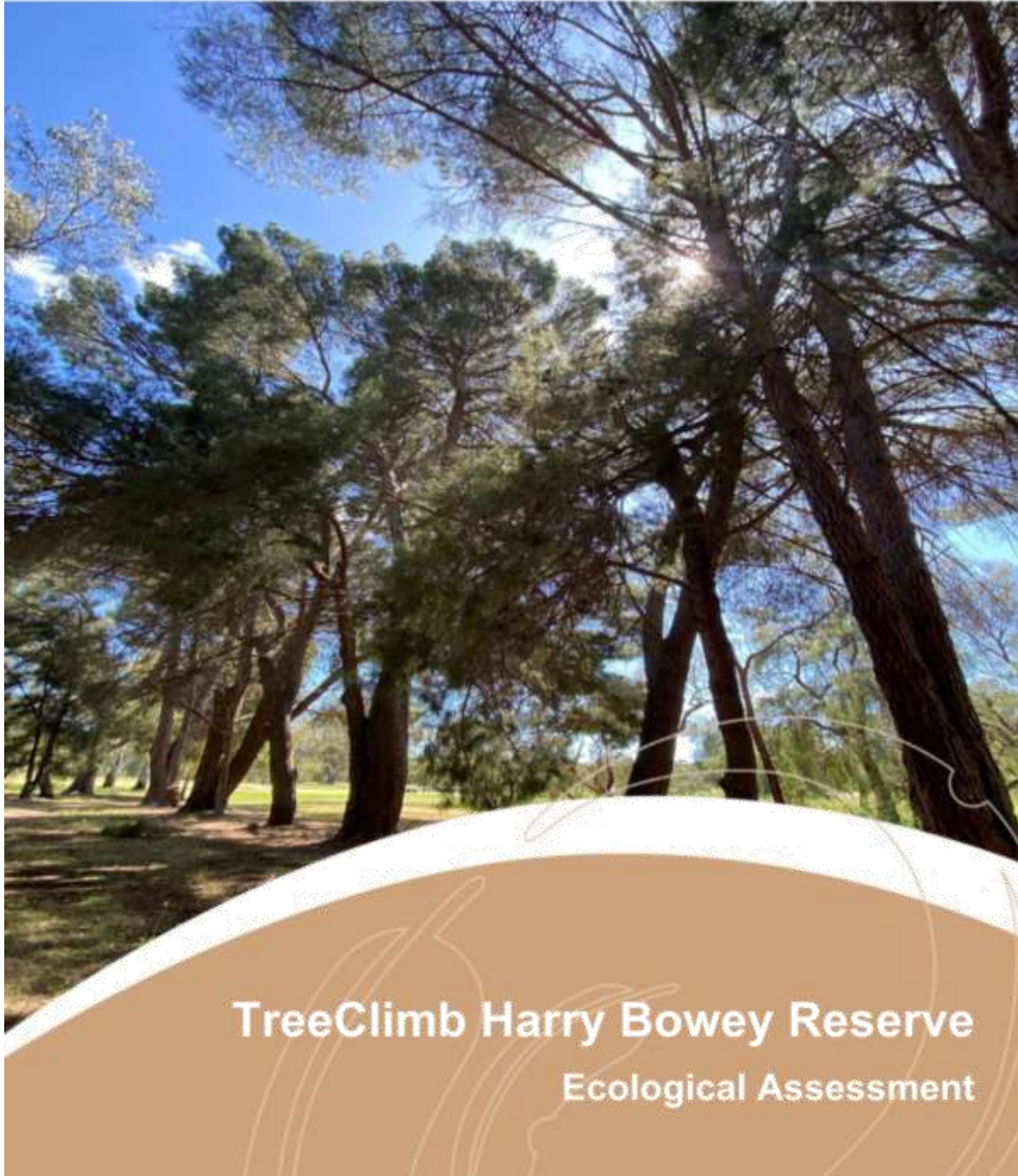
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APPENDIX 2
Ecological
Assessment

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

TreeClimb Harry Bowey Reserve Ecological Assessment

17 February 2023

Final

Prepared by EBS Ecology for Strategic Property Advisory Group

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CITATION: EBS Ecology (2023) TreeClimb Harry Bowey Reserve Ecological Assessment. Report to Strategic Property Advisory Group, EBS Ecology, Adelaide.

Cover photograph: Trees (*Pinus halepensis*) within the Project Area at Harry Bowey Reserve.

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GLOSSARY AND ABBREVIATION OF TERMS

ALA	Atlas of Living Australia
BDBSA	Biological Database of South Australia (maintained by DEW)
CEMP	Construction Environmental Management Plan
DCCEEW	Department of Climate Change, Energy the Environment and Water (formerly DAWE)
DEW	Department for Environment and Water
DIT	Department for Infrastructure and Transport
DotE	Department of the Environment
EBS	Environmental and Biodiversity Services Pty Ltd – trading as EBS Ecology
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
GHFF	Grey-headed Flying-Fox(es)
ha	Hectare/s
IBRA	Interim Biogeographical Regionalisation of Australia
km	kilometre(s)
LGA	Local Government Area
LMR	Land Management Region
LSA Act	<i>Landscape South Australia Act 2019</i>
m	metre(s)
mm	millimetre(s)
MNES	Matter(s) of National Environmental Significance (under the EPBC Act)
NatureMaps	Initiative of DEW that provides a common access point to maps and geographic information about South Australia's natural resources in an interactive online mapping format
NPW Act	<i>National Parks and Wildlife Act 1972</i>
NV Act	<i>Native Vegetation Act 1991</i>
PDI Act	<i>Planning, Development and Infrastructure Act 2016</i>
PMST	Protected Matters Search Tool (under the EPBC Act, maintained by DEW)
Project	Tree Climb Harry Bowey Reserve
Project Area	Harry Bowey Reserve, Salisbury
RN	Road Number
SA	South Australia(n)
sp.	Species
ssp.	Subspecies
TEC	Threatened Ecological Community
WoNS	Weeds of National Significance



EXECUTIVE SUMMARY

EBS Ecology (EBS) was engaged by Strategic Property Advisory Group to undertake an ecological assessment for the construction of a TreeClimb at Harry Bowey Reserve, Salisbury Park. The current plan is to construct an 'eco-hut' base for TreeClimb facilities and associated infrastructure.

The ecological assessment consisted of a desktop assessment and field survey and was undertaken in accordance with the *Planning, Development, and Infrastructure Act 2016* (PDI Act) and any other legislative acts relevant to the site.

The extent of the area surveyed (the Project Area) is located at Riversdale Drive, Salisbury. The Project Area occurs in the Hundreds of Yalata and is located within the Green Adelaide Landscape Management Region. All references to the project design in this report refer to the latest design (February 2023). Previous and current design drawings can be found in the appendices of this report.

Desktop assessment

A desktop assessment was undertaken to determine the potential for any threatened flora or fauna (both Commonwealth and State listed) to occur within the Project Area.

- Threatened flora species – One flora species listed under the *National Parks and Wildlife Act 1972* (NPW Act) have been assessed as possibly occurring within 5 kilometres (km) of the Project Area, *Acacia iteaphylla* (Flinders Range Wattle). *A. iteaphylla* was not observed during the field survey. No Nationally listed flora species threatened under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) were assessed as possibly or likely occurring and no Nationally listed species were observed during the field survey.
- Threatened fauna species – Two fauna species that are Nationally listed as Vulnerable under the EPBC Act have been assessed as possibly occurring within the Project Area, the Grey Falcon (*Falco hypoleucos*) and White-throated Needletail (*Hirundapus caudacutus*). Two State listed under the NPW Act fauna species, the State Rare Common Brushtail Possum (*Trichosurus vulpecula*), and State Vulnerable Yellow-tailed Black Cockatoo (*Calyptorhynchus funereus*) as well as the Nationally Vulnerable Grey-headed Flying-Fox (*Pteropus poliocephalus*) were assessed as likely occurring within the Project Area. One State listed threatened fauna species was observed by scat during the field survey, the Common Brushtail Possum (*Trichosurus vulpecula*).

Field assessment

The field study results are as follows:

- Vegetation recorded included a total of 40 scattered trees and two patches of vegetation. This consisted of:
 - Four (4) Significant trees (circumference > 3 metres (m)) and eight (8) Regulated trees (circumference >2 m);
 - One patch of remnant native vegetation (vegetation group 1) and one patch of amenity vegetation (vegetation group 2) are located within the Project Area; and



TreeClimb Harry Bowey Reserve Ecological Assessment

- No hollows were recorded in alive trees within the Project Area, although there were several dead trunks and dead trees with hollows which provide habitat for fauna.
- Four (4) Declared weeds were identified.
- Fauna species recorded in the Project Area included:
 - A total of nine (9) bird species, and one (1) mammalian species.
- Trees may provide foraging resources to the Nationally Vulnerable Grey-headed Flying-Fox (*Pteropus poliocephalus*), State Rare Common Brushtail Possum (*Trichosurus vulpecula*) and State Vulnerable Yellow-tailed Black-cockatoo (*Calyptorhynchus funereus*).
- Based on the February 2023 design, vegetation expected to be impacted includes:
 - Removal of four trees, including 1 Regulated tree.
 - To clear 1 Regulated tree an offset ratio of 1:2 is required, resulting in a replacement of 2 trees.
- Design plans have been changed to retain a Regulated Significant *Pinus halepensis* (Aleppo pine) within the Project Area, which may provide habitat for the Vulnerable Yellow-tailed Black-cockatoo (*Calyptorhynchus funereus*).
- Based on the current design plans little vegetation is proposed to be removed. Therefore the proposed works are expected to have negligible overall impact on species threatened under the EPBC and NPW Act.

Recommendations

In order to avoid or minimise the potential ecological impacts associated with the Project; consideration should be given to the following impact management strategies:

Flora

- Clearly mark (on site) vegetation required to be removed or pruned, prior to commencing works.
- Seek additional advice and approvals if additional vegetation clearance (i.e., not already approved) is required.
- Manage and minimise the spread of Declared and Environmental weeds across the Project Area as per *Landscape South Australia Act 2019* requirements to prevent their spread into surrounding areas.

During construction phase:

- Protect trees and vegetation to be retained in accordance with AS 4970 *Protection of trees on development sites*.
- Ensure that all tree removals (roots/limbs) are undertaken by a qualified arborist/arboricultural company and that all pruning is undertaken in accordance with AS 4373 *Pruning of Amenity Trees*.



TreeClimb Harry Bowey Reserve Ecological Assessment

- If required, seek the advice of a qualified arborist to oversee and recommend appropriate methodology to protect ongoing tree health and stability when working within the tree protection zone (including potential root impacts, for example from excavation works).
- Non-destructive excavation techniques and construction methods (e.g., hydro vacuum and/or under boring) should be used within tree protection zones where possible.

Fauna

- Check for the presence of fauna prior to any vegetation removal, pruning or disturbance. If detected, allow fauna to exit the tree independently, and continue works on another tree.
- Under the supervision of a suitably qualified person, relocate any native fauna to a similar habitat if that fauna's habitat will be destroyed by the Contractor's work.
- Contact Fauna Rescue SA, the RSPCA or a veterinarian for advice if any injured fauna is found on the site.
- Notify the Project Manager if any injured or dead native fauna is found on the site.



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Figure 6. Trees recorded within the Project Area and surrounds..... 23



Attachments

Attachment 1: Photo file



1 INTRODUCTION

1.1 Project background

EBS Ecology (EBS) was engaged by Strategic Property Advisory Group on behalf of TreeClimb Adelaide to undertake a flora and fauna assessment for the construction of a TreeClimb in Harry Bowey Reserve, Salisbury Park. This assessment has been undertaken in accordance with the *Planning, Development and Infrastructure Act 2016* (PDI Act) and any other legislative acts relevant to the site. The extent of the area surveyed (the Project Area) is shown in Figure 2. All references to the project design in this report refer to the latest design (February 2023).

The Project Area is located at Riversdale Drive, Salisbury Park. The current plan is to construct an 'eco-hut' base for TreeClimb facilities and associated infrastructure. Design drawings can be found in the Appendices (Appendix 2 and 3).

1.2 Scope and objectives

The flora and fauna assessment was undertaken with the overall objective of evaluating the potential ecological impacts associated with the proposed Project. Specifically, the objectives of the Project are to:

- Conduct a desktop assessment to identify:
 - Vegetation communities that are currently present in the Project Area;
 - All vegetation subject to the PDI Act and the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) in the area affected by the Project (including amenity vegetation, Regulated and Regulated Significant trees); and
 - Fauna habitat and/or fauna species of conservation significance at a State and National level (listed under the *National Parks and Wildlife Act 1972* (NPW Act) and EPBC Act.
- Conduct a field inspection on publicly accessible land to:
 - Assess and describe the ecological features and values of the Project Area in accordance with PDI Act requirements;
 - Collect vegetation data dependent on vegetation type and as required to fulfil legislative requirements under the relevant Federal and State Acts including "Significant" or "Regulated" trees subject to the PDI Act and calculate the appropriate offset;
 - Collect vegetation data of all "amenity" plants, highlighting those that may be of specific value or concern and calculate the appropriate offset;
 - Identify any "Declared" plants under the *Landscape South Australia Act 2019* (LSA Act) that may be significant in relation to the Project requirements; and
 - Document fauna species sightings and habitat opportunities for fauna within the Project Area.



1.3 Project Area

The Project Area is located on Title CT/5889/142, which is approximately 9.5063 hectares of land. This property is within a public reserve. The Reserve is situated along the Little Para River and is comprised of barbeque and picnic areas, public toilets, a playground, walking trails and recreational sporting facilities. Harry Bowey Reserve was selected for the latest TreeClimb location as it had appropriate existing facilities and parking.

1.3.1 Administrative boundaries

The Project Area is located within the Local Government Area of Salisbury, Landscape Management Region of Green Adelaide, Hundreds of Yalata and the Suburb of Salisbury Park (Figure 1 and Figure 2).



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Figure 1. Overview of Project Area.

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



TreeClimb Harry Bowey Reserve Ecological Assessment



Figure 2. General location of the Project Area.



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

2 COMPLIANCE AND LEGISLATIVE SUMMARY

2.1 Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act and the *Environment Protection and Biodiversity Conservation Regulations 2000* provide a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places – defined in the Act as Matters of National Environmental Significance (MNES). The nine MNES protected under the Act are:

1. World Heritage properties;
2. National Heritage places;
3. Wetlands of international importance (listed under the Ramsar Convention);
4. Listed threatened species and ecological communities;
5. Migratory species protected under international agreements;
6. Commonwealth marine areas;
7. The Great Barrier Reef Marine Park;
8. Nuclear actions (including uranium mines); and
9. A water resource, in relation to coal seam gas development and large coal mining development.

Two of the nine MNES protected under the Act may be of relevance to the Project Area, which are:

- listed threatened species;
- listed Threatened Ecological Communities (TECs); and
- migratory species protected under international agreements.

Any action that has, will have, or is likely to have a significant impact on MNES requires referral under the EPBC Act. Substantial penalties apply for undertaking an action that has, will have, or is likely to have a significant impact on a MNES without approval.

The EPBC Act Significant Impact Guidelines provide overarching guidance to help determine whether an action is likely to have a significant impact on a MNES. In terms of nationally threatened species, the guidelines define an action as likely to have a significant impact if there is a real chance or possibility that it will:

- Lead to a long-term decrease in the population;
- Reduce the area of occupancy of the species;
- Fragment an existing population;
- Adversely affect critical habitat;
- Disrupt breeding cycles;
- Modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline;
- Result in the establishment of invasive species that are harmful to the species;
- Introduce disease that may cause the species to decline; and



- Interfere with the recovery of the species.

2.2 Native Vegetation Act 1991

Native vegetation that may be present within the Project Area is not subject to the *Native Vegetation Act 1991* (NV Act).

2.3 Planning, Development and Infrastructure Act 2016

The *Planning, Development and Infrastructure Act 2016* (PDI Act 2016) affects clearing of trees within the Greater Adelaide region. This Act provides the legislative framework for carrying out planning and development works within the State. No development can be undertaken without an appropriate Development Approval being obtained from the relevant authority after an application and assessment process.

The Project extends across the City of Adelaide Local Government Area, therefore is subject to the PDI Act. The *Planning, Development and Infrastructure (General) Regulations 2017* and the Planning and Design Code, provides for matters that are relevant to the use, development and management of land and buildings, including by providing a planning system to regulate development within the State, rules with respect to the design, construction and use of buildings, and other initiatives to facilitate the development of infrastructure, facilities and environments that will benefit the community. The Planning and Design Code implements the requirements of section 66 of the *Planning, Development and Infrastructure Act 2016*. Overlays are layers in the Code under the Act and identify areas where specific Planning and Design policies are applicable, or where an area may be subject to referrals.

- (1) Regulated Tree - Any tree with a trunk circumference of 2.0 metre (m) or more – or, in the case of trees with multiple trunks, that have trunks with a total circumference of 2.0 m or more and an average circumference of 625 millimetre (mm) or more – measured at a point 1.0 m above natural ground level; or
- (2) Significant Tree - A regulated tree with a trunk circumference of 3.0 m or more – or, in the case of trees with multiple trunks, that have trunks with a total circumference of 3.0 m or more and an average circumference of 625 mm or more – measured at a point 1.0 m above natural ground level; or
- Development Approval, in accordance with the PDI Act will be required to prune (including root impacts) or remove any regulated or significant trees, which are not subject to approvals under the NV Act (i.e., non-native trees).

Sub regulations (1) and (2) do not apply to:

(c) Species of tree are exempted from PDI Act controls including 'Declared Plants' under the LSA Act and specific listed as exempt from the PDI Act, which are generally very common plants and/or environmental weed species.

Development Approval, in accordance with the PDI Act will be required to major prune (including root impacts) or remove any Regulated or Regulated Significant trees in the Project Area.



2.4 National Parks and Wildlife Act 1972

Native plants and animals in South Australia are protected under the *National Parks and Wildlife (NPW) Act 1972*. It is an offence to take a native plant or protected animal without approval. Threatened plant and animal species are listed in Schedule 7 (Endangered species), Schedule 8 (Vulnerable species) and Schedule 9 (Rare species) of the Act. Persons must not:

- Take a native plant on a reserve, wilderness protection area, wilderness protection zone, land reserved for public purposes, a forest reserve or any other Crown land;
- Take a native plant of a prescribed species on private land;
- Take a native plant on private land without the consent of the owner (such plants may also be covered by the NV Act);
- Take a protected animal or the eggs of a protected animal without approval;
- Keep protected animals unless authorised to do so; and
- Use poison to kill a protected animal without approval.

Conservation rated flora and fauna species listed on Schedules 7, 8, or 9 of the NPW Act may occur within the Project Area. Persons must comply with the conditions imposed upon permits and approvals.

2.5 Landscape South Australia Act 2019

The *Landscape South Australia Act 2019* (LSA Act) has replaced the *Natural Resources Management Act 2004*. Under the LSA Act, regional landscape boards have been established. The aim is to deliver landscape services to regional communities, including effective water management, pest plant and animal control, soil and land management and support for broader sustainable primary production programs. Under the LSA Act, landholders have a legal responsibility to manage declared pest plants and animals and prevent land and water degradation.



3 BACKGROUND INFORMATION

3.1 Environmental setting

The Interim Biogeographical Regionalisation of Australia (IBRA) identifies geographically distinct bioregions based on common climate, geology, landform, native vegetation and species information. The bioregions are further refined into subregions and environmental associations (Thackway and Cresswell, 1995).

The IBRA identifies geographically distinct bioregions based on common climate, geology, landform, native vegetation and species information. The bioregions are further refined into subregions and environmental associations. The Project Area is located in the Eyre Yorke IBRA Bioregion, the St Vincent IBRA Subregion and the Mallala IBRA Environmental Association (Table 1).

Approximately 8% (87,402 ha) of the Mt Lofty Ranges IBRA Subregion and approximately 3% (5,874 ha) of the Mallala IBRA Environmental Association is mapped as remnant vegetation. Of this, 2% (103.00 ha) is formerly conserved and protected.

Table 1. IBRA bioregion, subregion, and environmental association environmental landscape summary.

Eyre Yorke Block IBRA bioregion	
Archaean basement rocks and Proterozoic sandstones overlain by undulating to occasionally hilly calcarenite and calcrete plains and areas of aeolian quartz sands, with mallee woodlands, shrublands and heaths on calcareous earths, duplex soils and calcareous to shallow sands, now largely cleared for agriculture.	
St Vincent IBRA subregion	
Most of this region consists of with calcrete development and shallow reddish earths. The plain is mainly dune free but isolated areas are overlain by low indistinct sand dunes. Near the Mt Lofty ranges, the plains have a definite westerly gradient and merge eastwards with the alluvial fans from the Mt Lofty ranges. Moderately deep red mallee-yorrell (<i>Eucalyptus socialis</i> , <i>E. gracilis</i>) association occurs throughout the region with some woodland of <i>E. porosa</i> on the plains or <i>E. odorata</i> on the hills and footslopes. The subregion has been extensively cleared and sown to crops or exotic pastures so little of the natural vegetation remains. What does exist on road verges and a few isolated blocks.	
Remnant vegetation	Approximately 8% (87402 ha) of the subregion is mapped as remnant native vegetation, of which 5% (4732 ha) is formally conserved.
Landform	Alluvial and littoral plains with NW-SE longitudinal dunes, mainly stabilized, in isolated areas. Near the Mt Lofty Ranges, the plains have a detritic westerly gradient and merge eastwards with the alluvial fans of the Ranges.
Geology	Calcrete development; some variably oriented dunes in northwest of unit beyond Port Augusta. Calcareous loams. Clay rich soils, both plastic & cracking varieties.
Soil	Cracking clays, Brown calcareous earths, Highly calcareous loamy earths, Plastic saline clay soils, Hard setting loamy soils with red clayey subsoils.
Vegetation	Mixed chenopod, samphire or forblands.
Conservation significance	125 species of threatened fauna, 103 species of threatened flora. 5 wetlands of national significance.
Mallala IBRA environmental association	



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Remnant vegetation	Approximately 3% (5874 ha) of the association is mapped as remnant native vegetation, of which 2% (103 ha) is formally conserved.
Landform	Undulating plain with occasional dunes.
Geology	Alluvium and sand.
Soil	Brown calcareous loams, hard pedal red duplex soils and brownish sands.
Vegetation	Grasslands.
Conservation significance	73 species of threatened fauna, 32 species of threatened flora. 3 wetlands of national significance.



4 METHODS

4.1 Desktop assessment

4.1.1 Database searches

A Protected Matters Search Tool (PMST) report was generated on 16 November 2022 to identify MNES under the EPBC Act (DCCEEW 2022). The PMST is maintained by the Department of Climate Change, Energy, the Environment and Water (DCCEEW) and was used to identify flora and fauna species or ecological communities of national environmental significance that may occur or have suitable habitat within the Project Area. A 5-kilometre (km) buffer of the Project Area was searched. Only species assessed as “known to occur” or “likely to occur” in the PMST report were considered as part of this desktop assessment.

The State Government-curated, online interface NatureMaps (DEW 2022b) was used to assess the potential for any species of flora and fauna threatened at the National or State level that may occur within the Project Area through the Biological Database of South Australia (BDBSA) flora and fauna super tables. This was achieved by undertaking a database search within a 5 km buffer from the centre point of the Project Area.

The Atlas of Living Australia (ALA 2022) is a collaborate database of biodiversity records and was used to identify recent records for any species of flora and fauna threatened at the National or State level that may occur within the Project Area. This was achieved by undertaking a database search within a 5 km buffer from the centre point of the Project Area.

4.1.2 Literature review

Existing information and literature relevant to the Project Area was reviewed, including:

- Aerial imagery;
- Spatial datasets, e.g., DEW biological survey sites, IBRA, vegetation cover, protected areas, vegetation floristic mapping, surface and ground water and roadside significant sites from NatureMaps (DEW 2019);
- Reports, plans and web-based information, including:
 - South Australian (SA) Planning and Design Code, Part 10;
 - SA Planning and Property Atlas;
 - EPBC Act species profiles, conservation advice and recovery plans.

The aforementioned information was used to assess:

- Vegetation cover within the Project Area and immediate surrounds;
- Potential vegetation associations present (including threatened ecological communities);
- Flora and fauna species of conservation significance known or likely to occur within the area.



4.1.3 Assessment of the likelihood of occurrence

The likelihood of occurrence for each species of threatened flora and fauna within the Project Area was determined from a set of likelihood criteria. A likelihood of occurrence rating (Highly Likely/Known, Likely, Possible, Unlikely) was assigned to each threatened species identified in the desktop database searches.

The ratings take the following criteria into consideration:

- Date of the most recent record (taking into consideration the date of the last surveys conducted in the area);
- Proximity of the records (i.e., distance to the Project Area);
- Landscape, vegetation remnancy and vegetation type of the record location (taking into consideration the landscape, vegetation remnancy and vegetation type of the Project Area, with higher likelihood assigned to species that were found in similar locations/condition/vegetation associations); and
- Knowledge of the species' habitat preferences causes of its decline, and local population trends.

A summary of the likelihood criteria is shown below in Table 2.

Table 2. Likelihood criteria for the occurrence of threatened species.

Likelihood	Criteria
Highly Likely/Known	<ul style="list-style-type: none"> • Records in the last 10 years, the species does not have highly specific niche requirements, the habitat is largely intact and falls within the known range of the species distribution. • The species was recorded as part of Project surveys.
Likely	<ul style="list-style-type: none"> • Records within the previous 20 years, the area falls within the known distribution of the species and the area provides species habitat which is largely intact.
Possible	<ul style="list-style-type: none"> • Records within the previous 20 years, the area falls inside the known distribution of the species, but the area does not provide species habitat which is largely intact. • Records within 20 - 40 years, survey effort is considered adequate, habitat is present and intact, and species of similar habitat needs have been recorded in the area.
Unlikely	<ul style="list-style-type: none"> • Records within 20 -40 years, however suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area. • No records within the previous 40 years despite suitable habitat being known to occur in the area or, • No records despite adequate survey effort.



4.2 Field survey

A field survey was undertaken on 28 October 2022 by EBS Ecologists A. Carpenter and G. Wilson to assess the vegetation on site under the various applicable legislation and requirements and to ground-truth the outcomes of the desktop assessment.

The survey aimed to determine the potential impacts of the Project on vegetation applicable under the PDI Act, determine the impacts to amenity vegetation, determine the habitat suitability of vegetation in the Project Area and discuss the potential impacts to native fauna, using the methods outlined below.

4.2.1 Native vegetation

The Project Area is located within the NV Act metropolitan 'exemption' area and therefore the assessment methods required under this legislation and associated regulations were not required. However, for the purpose of the Project the ecological assessment was produced to the level of detail and quality required under the NV Act.

4.2.2 Amenity vegetation

Vegetation was assessed to determine if it met criteria for protection under the PDI Act. Vegetation not protected under the PDI Act was assessed as Amenity vegetation or Weeds in accordance with the *DIT Vegetation Impact Assessment Guideline* (DIT 2021).

The *DIT Vegetation Survey Guideline* requires all trees (or small groups of trees) and vegetation patches to be assessed for a range of indicators using a standard *DIT Vegetation Survey Data Sheet*. Data collected includes species/patch description, the number and size of plants (unless assessed as a patch); and the value of the vegetation based on its amenity value, health, and potential habitat for threatened species. Amenity value is calculated using a tree removal calculator which calculates an amount to be paid into the DIT Amenity Planting Fund (DIT 2021). A search using NatureMaps was undertaken to ensure that this planted vegetation was not established and protected under any pre-existing Significant Environmental Benefit (SEB) and offset requirement.

During the survey, vegetation was assessed as either an Amenity Tree, Group or a Patch. Amenity trees are singular trees that provide amenity value to the Project Area, Groups are a collection of trees (more than one). Patches are areas of vegetation (usually consisting of multiple species), where individuals cannot be measured i.e., grasslands, dune vegetation. These were mapped in ArcGIS and photographs taken of each tree, patch, or group. Photographs were taken for each tree, group of trees or patch, however only those that are significant or regulated have been included in the Photo File (Attachment 1).

4.2.3 Fauna

Fauna was assessed concurrently with the vegetation assessment and in accordance with the *DIT Fauna Impact Assessment Guidelines* (DIT 2021). These guidelines have been developed as a part of the environmental impact assessment required for infrastructure projects. All fauna species present (or likely to be present), areas of specific fauna habitat value (e.g., individual trees & large shrubs and/or areas and/or low shrubs, ground covers, and grasses) that are of high quality for fauna (e.g., contain hollows,



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dead wood, rock piles) and the presence of any species of conservation significance were recorded as per the DIT Guidelines.

4.3 Limitations

Flora and fauna records were retrieved from the PMST, BDBSA and ALA. The BDBSA includes only verified flora and fauna records submitted to Department for Environment and Water (DEW) or partner organisations. Although much of the BDBSA data has been through a variety of validation processes, the lists may contain errors and should be used with caution. DEW gives no warranty that the data is accurate or fit for any particular purpose of the user or any person to whom the user discloses the information. The reliability of the BDBSA data ranges from 5 m to over 100 km and BDBSA flora and fauna records were clipped to a five km buffer around the Project Area. Fauna species, in particular birds, also have the ability to traverse large distances, therefore the EPBC and BDBSA results may not highlight all threatened flora and fauna species that may occur in the database search areas.

However, given the highly developed nature of the site, the database searches are considered adequate in determining species that may utilise the Project Area for habitat.

Fauna records were based on observations made during the survey and do not represent the complete range of fauna species expected to utilise habitat on site.



5 RESULTS

5.1 Desktop assessment

The PMST report identified one Threatened Ecological Community (TEC), 30 threatened species and 15 migratory species protected under the EPBC Act, which may be relevant to the Project Area. Table 3 summarizes the results of the PMST report and the relevant MNES are discussed further below. As the Project Area is purely terrestrial based, listed marine species (22) are not discussed any further.

Table 3. Matters of National Environmental Significance potentially occurring within 5 km of the Project Area as identified by the PMST (DCCEEW 2022).

Matters of National Environment Significance under EPBC Act	Identified within the search area
World Heritage Properties	None
National Heritage Properties	None
Wetlands of International Significance	None
Great Barrier Reef Marine Park	None
Commonwealth Marine Areas	None
Listed Threatened Ecological Communities	1
Listed Threatened Species	30 (11 flora and 19 fauna)
Listed Migratory Species	15
Other Matters Protected by the EPBC Act	
Commonwealth Lands	160
Commonwealth Heritage Places	1
Listed Marine Species	22
Whales and other Cetaceans	None
Critical Habitats	None
Commonwealth Reserves Terrestrial	None
Australian Marine Parks	None
Habitat critical to the Survival of Marine Turtles	None
State and Territory Reserves	1
Regional Forest Agreements	None
Nationally important Wetlands	None
EPBC Act referrals	7
Key Ecological Features	None
Biologically Important Areas	None
Bioregional Assessments	None
Geological and Bioregional Assessments	None



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5.1.1 Threatened Ecological Communities (TEC)

The PMST search identified one Critically Endangered TEC potentially occurring within 5 km of the Project Area:

- Peppermint Box (*Eucalyptus odorata*) Grassy Woodlands of South-eastern Australia.

This TEC was not recorded during the field survey.

5.1.2 Threatened flora

Database searches identified eleven (17) threatened flora species that occur within 5 km of the Project Area (Table 4) (Figure 3). One State Rare flora species has been assessed as possibly occurring within the Project Area based on habitat preferences, *Acacia iteaphylla* (Flinders Ranges Wattle). However, this species was not observed within the Project Area during the field survey.

Table 4. Threatened flora identified by desktop database searches and their likelihood of occurrence within the Project Area.

Scientific name	Common name	Source	Conservation status		PMST Likelihood/Year of most recent record	Assessment of likelihood of occurrence in the Project Area
			Aus	SA		
FLORA						
<i>Acacia iteaphylla</i>	Flinders Ranges Wattle	2		R	2014	Possible
<i>Austrostipa multispiculus</i>	Many-flowered Spear-grass	2		R	2014	Unlikely
<i>Bothriochloa macra</i>	Red-leg Grass	2		R	1999	Unlikely
<i>Caladenia rigida</i>	Stiff White Spider-orchid	1	EN		May occur	Unlikely
<i>Caladenia tensa</i>	Greencomb Spider-orchid	1	EN		Likely to occur	Unlikely
<i>Dianella longifolia</i> var. <i>grandis</i>	Pale Flax-lily	2		R	2002	Unlikely
<i>Eucalyptus fasciculosa</i>	Pink Gum	2		R	1997	Unlikely
<i>Euphrasia collina</i> ssp. <i>osbornii</i>	Osborn's Eyebright	1	EN		May Occur	Unlikely
<i>Glycine latrobeana</i>	Clover Glycine	1	VU		May	Unlikely
<i>Olearia pannosa</i> ssp. <i>pannosa</i>	Silver Daisy-bush	1	VU		Likely to occur	Unlikely
<i>Prasophyllum pallidum</i>	Pale Leek-orchid	1	VU		Likely to occur	Unlikely
<i>Prasophyllum pruinatum</i>	Plum Leek-orchid	1	EN		Likely to occur	Unlikely
<i>Rumex dumosus</i>	Wiry Dock	2		R	1996	Unlikely
<i>Senecio macrocarpus</i>	Large-fruit Fireweed	1	VU		May occur	Unlikely
<i>Swainsona pyrophila</i>	Yellow Swainsona pea	1	VU		May occur	Unlikely
<i>Tecticornia flabelliformis</i>	Bead Glasswort	1	VU		May occur	Unlikely
<i>Thelymitra matthewsii</i>	Spiral Sun-orchid	1	VU		Likely to occur	Unlikely

Conservation status

Aus.: Australia (*Environment Protection and Biodiversity Conservation Act 1999*). SA: South Australia (*National Parks and Wildlife Act 1972*). Conservation Codes: CE/CR: Critically Endangered. EN/E: Endangered. VU/V: Vulnerable. R: Rare.

Source of information

1. EPBC Act Protected Matters Report (DCCEEW 2022) – 5 km buffer applied to Project Area.
2. NatureMaps data extract (DEW 2022) - 5 km buffer applied to Project Area.



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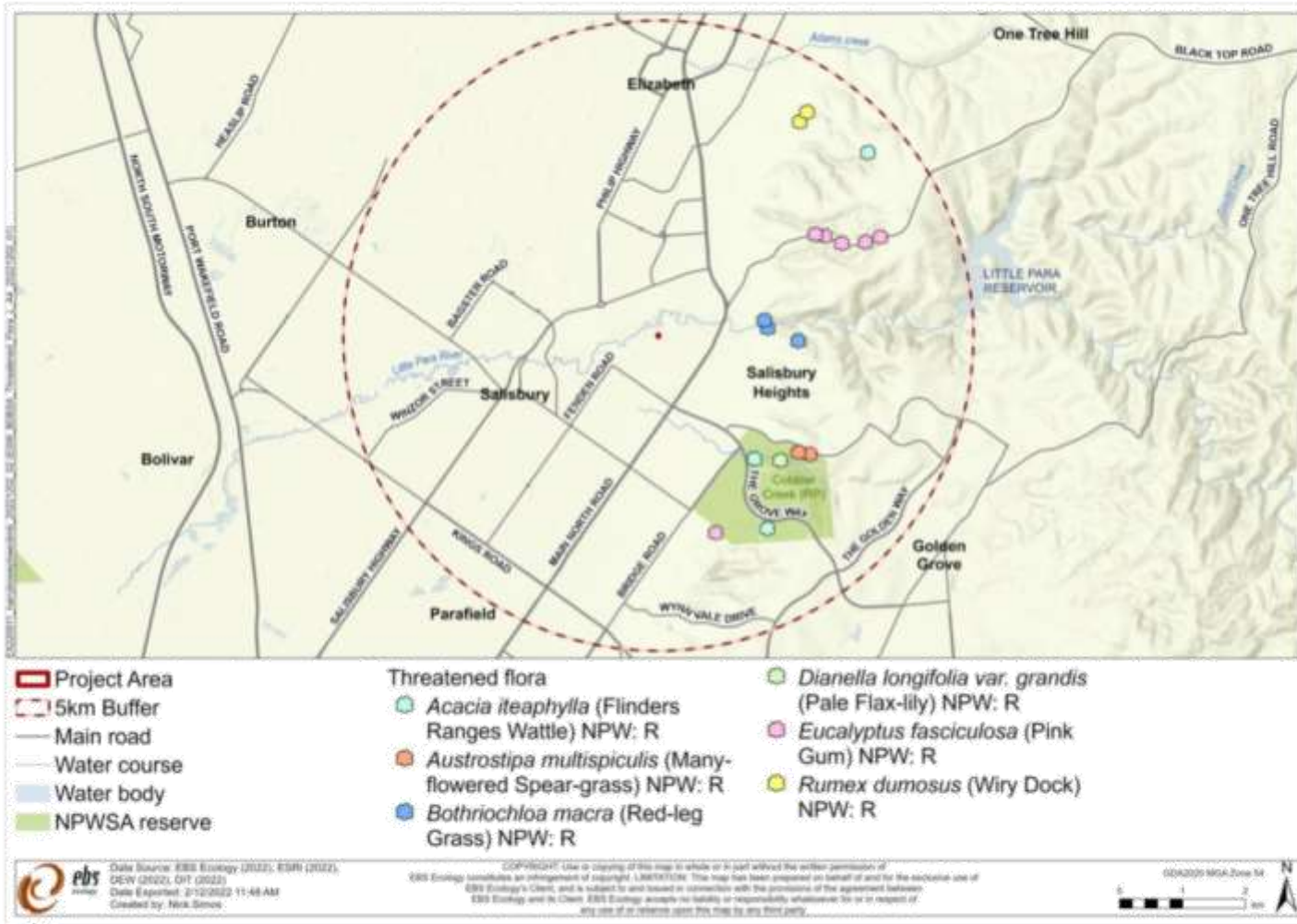


Figure 3. NatureMaps BDBSA threatened flora records located 5 km from the Project Area.



5.1.3 Threatened fauna

Database searches report identified 33 threatened fauna species located 5 km from the Project Area, consisting of 27 birds, 3 mammals and one amphibian (Table 5, Figure 4). Based on recent records and suitable foraging habitat, 5 of these fauna species, were assessed as possible/likely occurring within the Project Area:

- Grey Falcon (*Falco hypoleucos*)- Possible.
- Grey-headed Flying-fox (*Pteropus poliocephalus*) – Likely.
- Common Brushtail Possum (*Trichosurus vulpecula*) – Likely.
- White-throated Needletail (*Hirundapus caudacutus*) - Possible, as flyover only.
- Yellow-tailed Black Cockatoo (*Calyptorhynchus funereus*) – Possible.

Scats of one State Rare threatened species, the Common Brushtail Possum (*Trichosurus vulpecula*) were identified during the field survey.

Table 5. Threatened fauna identified by desktop database searches and their likelihood of occurrence within the Project Area.

Scientific name	Common name	Source	Conservation status		PMST Likelihood/Year of most recent record	Assessment of likelihood of occurrence in the Project Area
			Aus	SA		
AVES						
<i>Botaurus poiciloptilus</i>	Australasian Bittern	1	EN	E	Known to occur/2007	Unlikely
<i>Bubulcus ibis coromandus</i>	Eastern Cattle Egret	2		R	2004	Unlikely
<i>Calidris canutus</i>	Red Knot	1	EN, Mi (W)		May occur	Unlikely
<i>Calidris ferruginea</i>	Curlew Sandpiper	1	EN, Mi (W)		May occur	Unlikely
<i>Calyptorhynchus funereus</i>	Yellow – tailed Black Cockatoo	3		VU	2021	Possible
<i>Charadrius leschenaultii</i>	Greater Sand Plover	1	VU, Mi (W)		May occur	Unlikely
<i>Coturnix ypsilophora australis</i>	Brown Quail	2		V	2007	Unlikely
<i>Egretta garzetta nigripes</i>	Little Egret	2		R	2001	Unlikely
<i>Falco hypoleucos</i>	Grey Falcon	1	VU		Known to occur	Possible
<i>Falco subniger</i>	Black Falcon	2		R	2006	Unlikely
<i>Grantia picta</i>	Painted Honeyeater	1	VU		Likely to occur	Unlikely
<i>Hieraetus morphnoides</i>	Little Eagle	2		V	2005	Unlikely
<i>Hirundapus caudacutus</i>	White-throated Needletail	1	VU, Mi (T)		May occur	Possible, as flyover only
<i>Hylacola pyrrhopygia parkeri</i>	Chestnut-rumped Heathwren (Mt Lofty Ranges)	1	EN		May occur	Unlikely
<i>Leipoa ocellata</i>	Malleefowl	1	VU		May occur	Unlikely
<i>Melithreptus gularis</i>	Black-chinned Honeyeater	2		V	2006	Unlikely
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	1	CE		May occur	Unlikely



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Scientific name	Common name	Source	Conservation status		PMST Likelihood/Year of most recent record	Assessment of likelihood of occurrence in the Project Area
			Aus	SA		
<i>Neophema elegans elegans</i>	Elegant Parrot	2		R	2006	Unlikely
<i>Numerius madagascariensis</i>	Eastern Curlew	1	CE, Mi (W), Ma		Known to occur	Unlikely
<i>Pedionomus torquatus</i>	Plains-wanderer	1	CE		May occur	Unlikely
<i>Plegadis falcinellus</i>	Glossy Ibis	2		R	2004	Unlikely
<i>Rostratula australis</i>	Australian Painted Snipe	1,2	EN		Known to occur/2001	Unlikely
<i>Spatula rhynchotis</i>	Australasian Shoveler	2		R	2003	Unlikely
<i>Sternula nereis ssp. nereis</i>	Australian Fairy Tern	1	VU		May occur	Unlikely
<i>Stictonetta naevosa</i>	Freckled Duck	2		V	2005	Unlikely
<i>Tringa glareola</i>	Wood Sandpiper	2		R	2002	Unlikely
<i>Zoothra lunulata ssp. halmaturina</i>	Bassian Thrush	1	EN		Likely to occur	Unlikely
MAMMALIA						
<i>Isodon obesulus ssp. obesulus</i>	Southern Brown Bandicoot	1	EN		May occur	Unlikely
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	1,2	VU	R	Likely to occur/2020	Likely
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	3		R	2020	Likely
REPTILA						
<i>Aprasia pseudopulchella</i>	Flinders Ranges Worm-lizard	1	VU		Known to occur	Unlikely
<i>Tiliqua adelaidensis</i>	Pygmy Blue-tongue Lizard	1	EN		May occur	Unlikely
AMPHIBIANS						
<i>Pseudophryne bibronii</i>	Brown Toadlet	2		R	1998	Unlikely

Conservation status

Aus.: Australia (*Environment Protection and Biodiversity Conservation Act 1999*). SA: South Australia (*National Parks and Wildlife Act 1972*). Conservation Codes: CE/CR: Critically Endangered. EN/E: Endangered. VU/V: Vulnerable. R: Rare.

Source of Information

1. EPBC Act Protected Matters Report (DCCEEW 2022) – 5km buffer applied to Project Area.
2. NatureMaps data extract (DEW 2022) - 5 km buffer applied to Project Area.
3. Atlas of Living Australia (ALA 2022) – 5 km buffer applied to Project Area
- 4.



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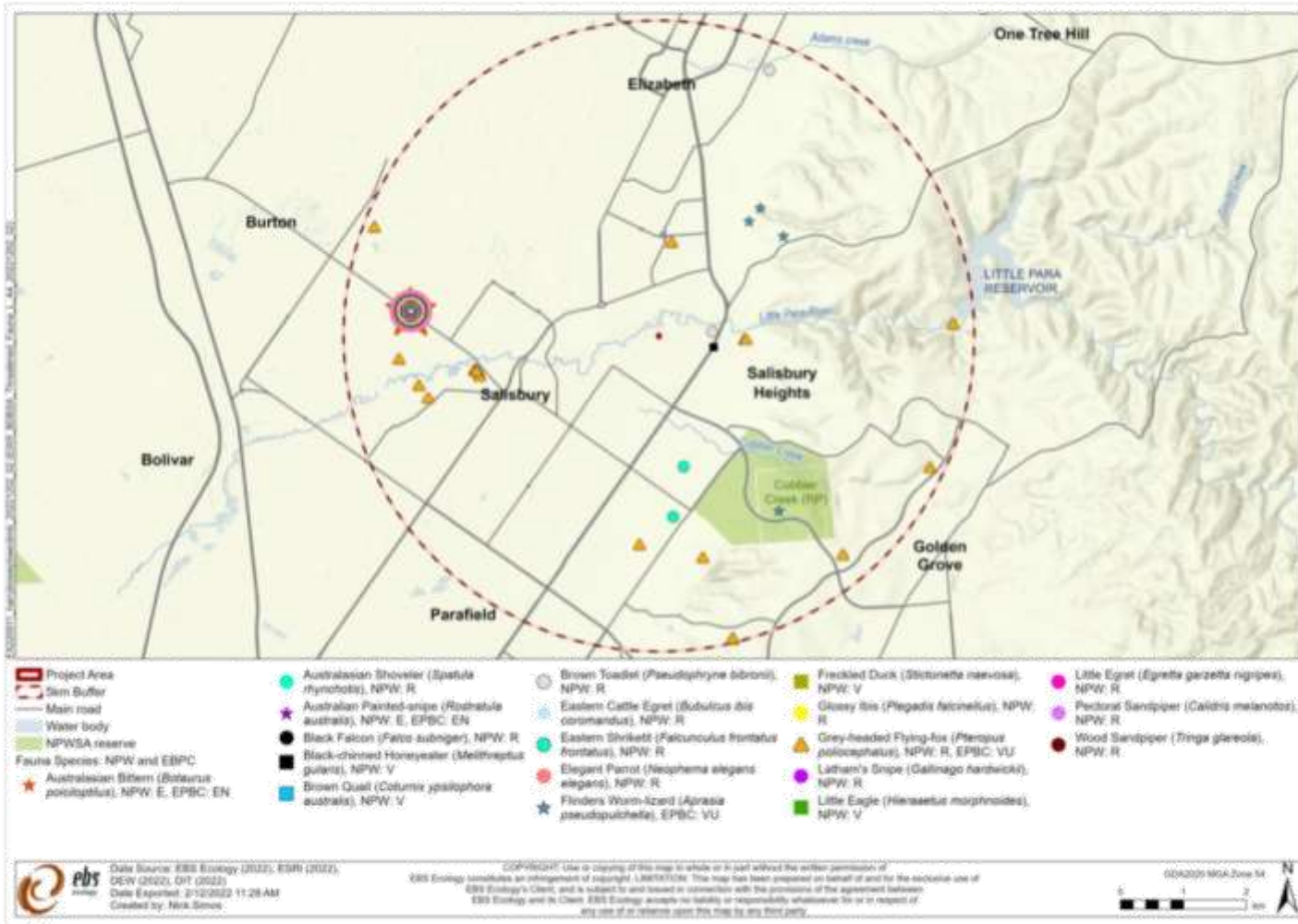


Figure 4. NatureMaps BDBSA threatened fauna records located 5 km from the Project Area.



5.1.4 Migratory fauna

A total of 15 migratory species were identified in the PMST, this includes one migratory marine, four migratory terrestrial and 10 migratory wetlands species.

Of these, the White-throated Needletail (*Hirundapus caudacutus*) was assessed as possibly occurring within the Project Area. However, the White-throated Needletail is not likely to utilize the site itself and is considered likely to be a fly-over only (Table 6).

Table 6. Migratory fauna species occurring within the Project Area.

Scientific name	Common name	Source	Conservation status		PMST Likelihood/Year of most recent record	Assessment of likelihood of occurrence in the Project Area
			Aus	SA		
AVES						
<i>Actitis hypoleucos</i>	Common Sandpiper	1	Mi (W)		Known to occur	Unlikely
<i>Apus pacificus</i>	Fork-tailed Swift	1	Mi (Ma)		Likely to occur	Unlikely
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	1	Mi (W)		May occur	Unlikely
<i>Calidris canutus</i>	Red Knot	1	EN, Mi (W)		May occur	Unlikely
<i>Calidris ferruginea</i>	Curlew Sandpiper	1	EN, Mi (W)		Known to occur	Unlikely
<i>Calidris melanotos</i>	Pectoral Sandpiper	1,2	Mi(W)	R	Likely to occur/1998	Unlikely
<i>Charadrius leschenaultia</i>	Greater Sand Plover	1	VU, Mi (W)		May occur	Unlikely
<i>Gallinago hardwickii</i>	Latham's Snipe	1	Mi (W)	R	Known to occur/2006	Unlikely
<i>Hirundapus caudacutus</i>	White-throated Needletail	1	VU, Mi (T)		May occur	Possible, as flyover only
<i>Motacilla cinerea</i>	Grey Wagtail	1	Mi (T)		May occur	Unlikely
<i>Motacilla flava</i>	Yellow Wagtail	1	Mi (T)		May occur	Unlikely
<i>Myiagra cyanoleuca</i>	Satin Flycatcher	1	Mi (T)		Likely to occur	Unlikely
<i>Numenius madagascariensis</i>	Eastern Curlew	1	CE, Mi (W)		Known occur	Unlikely
<i>Pandion haliaetus</i>	Osprey	1	Mi (W)		Likely to occur	Unlikely
<i>Tringa nebularia</i>	Common Greenshank	1	Mi (W)		Likely to occur	Unlikely

Conservation status

Aus.: Australia (*Environment Protection and Biodiversity Conservation Act 1999*). SA: South Australia (*National Parks and Wildlife Act 1972*). Conservation Codes: CE/CR: Critically Endangered. EN/E: Endangered. VU/V: Vulnerable. R: Rare. Mi (Ma): migratory marine species, Mi (W): migratory wetland species, Mi (T): migratory terrestrial species.

Source of Information

1. EPBC Act Protected Matters Report (DCCEEW 2022) – 5km buffer applied to Project Area.
2. NatureMaps data extract (DEW 2022) - 5 km buffer applied to Project Area.



6 FIELD SURVEY

6.1.1 Amenity vegetation

Vegetation within the Project Area consisted of a patch of remnant native vegetation (Group 1) and planted amenity vegetation both exotic and native (Group 2) (**Error! Reference source not found., Error! Reference source not found.**). The planted amenity vegetation consisted of Australian native species such as *Eucalyptus camaldulensis* trees, *Acacia sp.* and *Dichondra sp.* Other areas of planted amenity vegetation included tree species such as *Pinus halepensis*, (Aleppo Pine) and *Casuarina glauca*, (Swamp She-oak).

Table 7. Groups of vegetation located within the Project Area.

Group No.	Species	Hectare (ha)
1	Mixed <i>Eucalyptus porosa</i> and <i>Acacia salicina</i> woodland.	0.67
2	Mixed amenity species - <i>Eucalyptus camaldulensis</i> (River Red Gum), <i>Casuarina glauca</i> , (Swamp She-oak), <i>Dichondra sp.</i> (Morning Glory).	1.30

6.1.2 Regulated and Significant trees

A total of 40 scattered trees were surveyed (Figure 6). A total of 12 trees consisting of two species were assessed as either Regulated or Regulated Significant (Table 8). Four trees were assessed as Significant Regulated trees (very large trees with circumference $\geq 3\text{m}$) and eight were assessed as Regulated trees (medium to large circumference $\geq 2\text{m}$). The trees protected under the PDI Act are comprised of both exotic and native species, this included species from the *Eucalyptus sp.* and *Pinus sp.* genus.

Table 8. Regulated and Significant trees located within the Project Area.

Tree No.	Species	Circumference (m)	Height (m)	DA
2	<i>Eucalyptus camaldulensis</i> (River Red Gum)	2.25	13.0	Regulated
8	<i>E. camaldulensis</i> (River Red Gum)	3.30	13.0	Significant
12	<i>E. camaldulensis</i> (River Red Gum)	2.40	14.0	Regulated
17	<i>E. camaldulensis</i> (River Red Gum)	2.60	14.0	Regulated
22	<i>E. camaldulensis</i> (River Red Gum)	2.40	16.0	Regulated
28	<i>E. camaldulensis</i> (River Red Gum)	2.20	14.0	Regulated
30	<i>E. camaldulensis</i> (River Red Gum)	2.80	14.0	Regulated
32	<i>Pinus halepensis</i> (Aleppo Pine)	2.01	16.0	Regulated
33	<i>P. halepensis</i> (Aleppo Pine)	3.89	17	Significant
36	<i>P. halepensis</i> (Aleppo Pine)	4.17	17.5	Significant
38	<i>P. halepensis</i> (Aleppo Pine)	3.39	14.5	Significant
39	<i>P. halepensis</i> (Aleppo Pine)	2.81	18.5	Regulated



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Figure 5. Vegetation groups identified within the Project Area.



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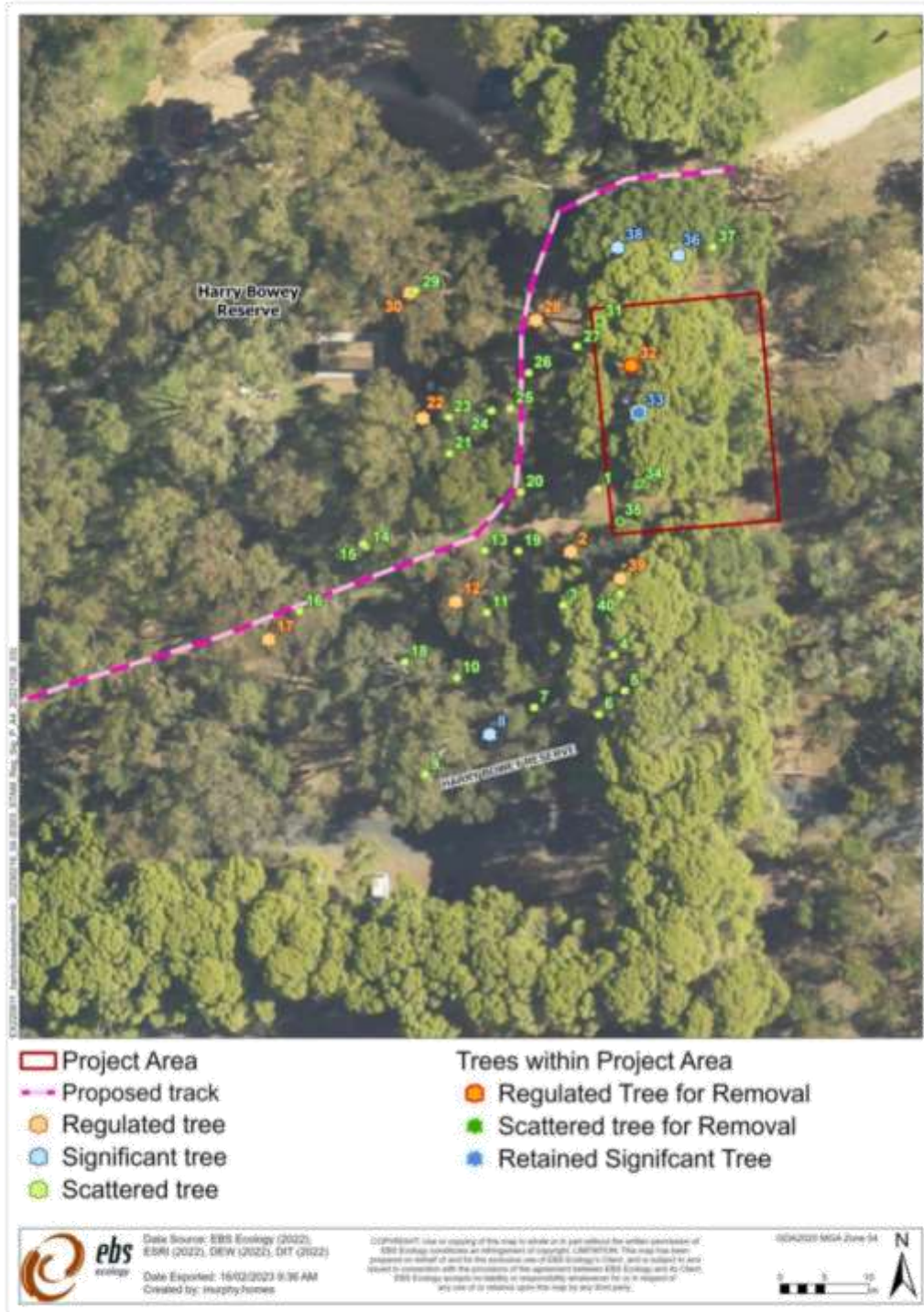


Figure 6. Trees recorded within the Project Area and surrounds.



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

6.1.3 Fauna

Nine (9) bird species, and one (1) mammal were observed within the Project Area during the field survey.

An active Australian Magpie nest was observed in a River Red Gum within the Project Area. Other avian species located in the Project Area were observed flying over or foraging within the larger trees of the Project Area.

Scats of the State Rare Common Brushtail Possum we observed (Table 9).

Table 9. Fauna species recorded in the Project Area during the field survey.

Species Name	Common name	Method
AVES		
<i>Anthochaera carunculata</i>	Red Wattle Bird	Observed
<i>Cacatua galerita</i>	Sulphur-crested Cockatoo	Observed
<i>Corvus coronoides</i>	Australian Raven	Observed
<i>Eolophus roseicapilla</i>	Galah	Observed
<i>Glossopsitta concinna</i>	Musk Lorikeet	Observed
<i>Gymnorhina tibicen</i>	Australian Magpie	Observed, nesting in tree
<i>Manorina melanocephala</i>	Noisy Miner	Observed
<i>Platycercus elegans</i>	Crimson Rosella	Observed
<i>Trichoglossus moluccanus</i>	Rainbow Lorikeet	Observed
MAMMALIA		
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	Scat

6.1.4 Weeds

A total of 16 introduced species were recorded throughout the Project Area and were dominant in the understorey (Table 10). Exotic understorey species included grasses and forbs such as *Bromus diandrus* (Great Brome), *Piptatherum miliaceum* (Rice Millet), *Pennisetum clandestinum* (Kikuyu Grass), *Avena barbata* (Bearded Oat) and *Fumaria sp.* (Fumitory). Larger woody midstory species included *Olea europaea* (Olive) and *Schinus molle* (Peppercorn Tree).

Of the 16 introduced species, four are Declared plants under the LSA Act, and require specific management actions. None of the 16 introduced flora species are Weeds of National Significance (WoNS) (Table 10).

Table 10. Plants declared under the LSA Act recorded during the field survey.

Scientific Name	Common Name	LSA Act Declared
<i>Avena barbata</i>	Bearded Oat	
<i>Bromus diandrus</i>	Great Brome	
<i>Casuarina glauca</i>	Swamp Sheoak	Yes
<i>Echium plantagineum</i>	Salvation Jane	Yes
<i>Ehrharta sp.</i>	Veldt-grass	
<i>Fumaria sp.</i>	Fumitory	
<i>Hordeum sp.</i>	Barley	
<i>Olea europaea</i>	Olive	Yes
<i>Pennisetum clandestinum</i>	Kikuyu	



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Scientific Name	Common Name	LSA Act Declared
<i>Pinus halepensis</i>	Aleppo Pine	Yes
<i>Piptatherum miliaceum</i>	Rice millet	
<i>Schinus molle</i>	Peppercorn Tree	
<i>Solanum nigrum</i>	Black Nightshade	
<i>Sisymbrium sp.</i>		
<i>Sonchus oleraceus</i>	Common Sowthistle	
<i>Trifolium sp.</i>	Clover	



7 DISCUSSION

7.1 Impacts on vegetation

The quality of the midstory and understorey vegetation within the Project Area is in poor condition, mostly consisting of exotic species due to previous disturbance and clearance. However, the patch of remnant *Eucalyptus porosa* (Mallee Box) and *Acacia salicina* (Willow Wattle) woodland, large Regulated and Regulated Significant *Eucalyptus camaldulensis* (River Red Gum) and *Pinus halepensis* (Aleppo Pine) trees, provide suitable habitat for local fauna and amenity value to the area.

The Project will require four trees to be removed, all of which are Declared weed species and one of which is a Regulated tree. Design plans have been updated to avoid the clearance of Tree 33 which is a Regulated Significant Tree (Appendix 3).

Details of the 4 trees earmarked for removal are presented in Table 11.

Table 11. Trees to be removed within the Project Area.

Tree No.	Species	Circumference (m)	Height (m)	Status	LSA Act Declared
31	<i>Pinus halepensis</i> (Aleppo Pine)	0.80	6.5	-	Yes
32	<i>P. halepensis</i> (Aleppo Pine)	2.01	16.0	Regulated	Yes
34	<i>P. halepensis</i> (Aleppo Pine)	1.86	14.0	-	Yes
35	<i>P. halepensis</i> (Aleppo Pine)	1.22	9.5	-	Yes

7.2 Impact on Fauna

Scats of the State Rare Common Brushtail Possum were observed within the Project Area during the field survey. It is likely that the Common Brushtail Possum uses the hollow bearing scattered trees within the vicinity of the Project Area. The leaves, flowers, and fruits that Common Brushtail Possums feed upon are predominantly from the *Eucalyptus* and *Corymbia* genera. A number of large *Eucalyptus* trees were present within the vicinity of the Project Area. Common Brushtail Possums also require den sites where they can roost during the day and natural den sites include hollows, fallen logs or rock cavities (Strahan 1995). Numerous fallen logs and dead trees with medium to large hollows were present in the Project Area amongst the *Eucalyptus porosa* woodland (Group 1). However, there is expected to be a low to negligible impact on this species no native trees will be removed, and a large area of suitable habitat will be retained within the Project Area and surrounds.

The 4 trees within the Project Area that are earmarked for removal are considered to potentially provide habitat for the State Vulnerable *Calyptrorhynchus funereus* (Yellow-tailed Black Cockatoo) as they utilise Aleppo Pines for foraging, feeding on the seeds of the pinecone. However, there is expected to be a low to negligible impact on this species as a large area of suitable habitat will be retained within the Project Area and surrounds.

Two species that are Nationally listed under the EPBC Act have been assessed as possible, this includes the Grey Falcon and White-throated Needletail. It is unlikely that these 2 species utilize the 4 trees that are proposed to be removed. As such the proposed works are unlikely to have any impact on these species.



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the Nationally Vulnerable Grey-headed Flying-Fox (GHFF) has been assessed as likely occurring within the Project Area. The Project Area is located within the foraging range of the population of GHFF. The species may occur in the vicinity of the Project Area, due to the presence of suitable food trees, including tall Australian flowering trees, such as *Eucalyptus* sp. The species can forage over a wide area, with individuals capable of travelling 40 km between their roost and feeding sites in a night (Eby and Law 2008). GHFF consume the blossoms of eucalypts, and therefore, if eucalypt species were flowering profusely within the Project Area, then GHFF may utilise these trees for foraging. However, this Project Area does not directly impact the GHFF camps, and it is unlikely that GHFF utilize the 4 trees that are proposed to be removed. Therefore, the Project is unlikely to have any impact on this species.

Impacts to general fauna species could be reduced if the recommendations are implemented, which are listed in Section 8.

7.3 Approvals and offset requirements

DIT amenity vegetation policies require replacement of trees and shrubs at a 1:1 ratio, whilst trees fitting criteria as Regulated (including Regulated Significant) under the PDI Act must be replaced at a ratio of 2:1 (Regulated trees) or 3:1 (Significant trees) via on-ground planting if their removal is approved.

7.3.1 Regulated and Significant Trees

If a development application to remove the Regulated Tree (Tree 32) is approved, a replacement of 2 trees is required.

7.3.2 Declared weeds

The removal of Declared plants with no amenity value do not require any offset or replacement.



8 RECOMMENDATIONS

In order to avoid or minimise the potential ecological impacts associated with the Project; consideration should be given to the following impact management strategies:

Flora

- If required, clearly mark (on site) vegetation required to be removed or pruned, prior to commencing works.
- Seek additional advice if additional vegetation clearance (i.e., not already approved) is required.
- During construction, protect trees and vegetation to be retained in accordance with AS 4970 *Protection of trees on development sites*.
- Ensure that all tree removals (roots/limbs) are undertaken by a qualified arborist/arboricultural company and that all pruning is undertaken in accordance with AS 4373 *Pruning of Amenity Trees*.
- If required, seek the advice of a qualified arborist to oversee and recommend appropriate methodology to protect ongoing tree health and stability when working within the tree protection zone (including potential root impacts, for example from excavation works).
- Non-destructive excavation techniques and construction methods (e.g., hydro vacuum and/or under boring) should be used within tree protection zones where possible.
- Manage and minimise the spread of Declared and Environmental weeds across the Project Area to prevent their spread into surrounding areas.

Fauna

- Check for the presence of fauna prior to any vegetation removal, pruning or disturbance particularly for Common Brushtail Possum and Yellow-tailed Black Cockatoos in large Aleppo Pines. If detected, allow fauna to exit the tree independently, and continue works on another tree.
- Under the supervision of a suitably qualified person, relocate any native fauna to a similar habitat if that fauna's habitat will be destroyed by the Contractor's work.
- If relocating hollows is not a viable option (e.g., from a safety perspective), it is recommended that nest boxes be installed in retained trees to offset the loss of the hollows.
- Contact Fauna Rescue SA, the RSPCA or a veterinarian for advice if any injured fauna is found on the site; and
- Notify the Project Manager if any injured or dead native fauna is found on the site.



9 REFERENCES

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- Strahan, R. (ed). (1995). The mammals of Australia. Chatswood, NSW: Reed Books.



10APPENDICES

Appendix 1: Assessment of likelihood of National (EPBC Act) and State (NPW Act) listed threatened flora and fauna identified by the PMST (DCCEEW, 2022) and BDBSA (DEW, 2022) to occur in the Project Area (marine and migratory marine species omitted).

Scientific Name	Common Name	Conservation Status		PMST likelihood of occurrence within 5 km	Last sighting within 5 km (year)*	Habitat Description and Distribution	Likelihood of Occurrence within Project Area
		Aus.	SA				
PLANTS							
<i>Acacia iteaphylla</i>	Flinders Ranges Wattle	-	R	-	2014	SA: FR E NL SL SE, but naturally occurs in the Flinders Ranges, across to the Gawler Ranges, and on the Eyre Peninsula. Naturalised beyond its native range in some parts of south-eastern and southern SA. Also naturalised in some parts of NSW, in the coastal and sub-coastal districts of south-western WA and in the central and western parts of Vic. Grows mainly among rocky outcrops on hillsides or along rocky creeks in valleys.	Possible - may be suitable habitat in the Project Area. Recent records
<i>Austrostipa multispiculus</i>	Many-flowered Spear-grass	-	R	-	2014	Grows in open grassland with <i>Austrostipa nodosa</i> , <i>Austrostipa eremophila</i> and <i>Rhytidosperra setaceum</i> and <i>Aristida sp.</i>	Unlikely – unsuitable habitat
<i>Bothriochloa macra</i>	Red-leg Grass	-	R	-	1999	Grows on a variety of soil types in humid areas but in drier areas is restricted to run-on areas on clay or loamy soils. Occurs on most soil types but often dominant on poor, lower fertility soils and frequently invades degraded areas. Scattered recent records within southern EP. Mainly found in open grassy woodland communities and is often found in disturbed sites.	Unlikely – unsuitable habitat
<i>Caladenia rigida</i>	Stiff White Spider-orchid	EN	-	May occur	No records	The Stiff White Spider-orchid is found on ridge tops and hillslopes in grey-brown loam often associated with coarse quartzite gravel or sandstone pebbles. Vegetation is usually an open forest dominated by Messmate Stringybark.	Unlikely – unsuitable habitat
<i>Caladenia tensa</i>	Greencomb Spider-orchid, Rigid Spider-orchid	EN	-	Likely to occur	No records	Prefers red-brown sandy loams on rises in open woodland dominated by Yellow Gum (<i>Eucalyptus leucoxylon sens. Lat.</i>).	Unlikely – unsuitable habitat



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Scientific Name	Common Name	Conservation Status		PMST likelihood of occurrence within 5 km	Last sighting within 5 km (year)*	Habitat Description and Distribution	Likelihood of Occurrence within Project Area
		Aus.	SA				
<i>Dianella longifolia</i> var. <i>grandis</i>	Pale Flax-lily		R	-	2002	Records mainly from the ranges. Occurs under a variety of overstorey Eucalypt species but is a grassy woodland specialist, e.g., Blue Gum, Candlebark, Manna Gum, Stringybark, and Grey Box	Unlikely – unsuitable habitat
<i>Eragrostis infecunda</i>	Barren Cane-grass	VU	R	-	1996	SA: FR NL MU SL SE. Occurs on seasonally wet, heavy soils of floodplains, swamps and the edges of shallow lakes. Both freshwater and slight to moderate saline environments.	Unlikely – unsuitable habitat
<i>Eucalyptus fasciculosa</i>	Pink Gum	-	R	-	1997	Restricted to almost entirely SA. With small range in western Vic. SA: MU SL KI SE. Often in poorer sandy soils, in woodland or as an emergent in low shrublands. Commonly associated with <i>E. baxteri</i> , <i>E. cosmophylla</i> , <i>E. diversifolia</i> , <i>E. leptophylla</i> and <i>E. leucoxydon</i>	Unlikely – unsuitable habitat
<i>Euphrasia collina</i> ssp. <i>osbornii</i>	Osborn's Eyebright	EN	-	May occur	No records	Known to inhabit mallee scrubland, and less commonly in coastal heathlands, Broombush forests and woodlands.	Unlikely – unsuitable habitat
<i>Glycine latrobeana</i>	Clover Glycine	VU	-	May occur	No records	Prefers grassy woodland habitats including low lying seasonally inundated woodlands dominated by <i>E. viminalis</i> , <i>E. leucoxydon</i> or <i>E. obliqua</i> .	Unlikely – unsuitable habitat
<i>Olearia pannosa</i> ssp. <i>pannosa</i>	Silver Daisy-bush	VU	-	Likely to occur	No records	Is generally found in sandy, flat areas and in hilly, rocky areas in woodland or mallee communities dominated by a wide range of eucalypt, <i>Melaleuca</i> and <i>Callitris</i> species.	Unlikely – unsuitable habitat
<i>Prasophyllum pallidum</i>	Pale Leek-orchid	VU	R	Likely to occur	No records	More fertile soils of woodland and well-grassed open forests.	Unlikely – unsuitable habitat
<i>Prasophyllum pruinosum</i>	Plum Leek-orchid	EN	-	Likely to occur	No records	The Plum Leek-orchid is endemic to SA, where it has been recorded in the Adelaide and MLR region from eight geographically isolated and distinct locations, which extend from the Barossa Valley to Belair NP. Preferred habitat includes open woodland and grassy forest, in the open or in the shelter of broom-like shrub growing in fertile loams, usually with other leek-orchids.	Unlikely – unsuitable habitat
<i>Rumex dumosus</i>	Wiry Dock	-	R	-	1996	SA: FR EA EP NL MU SL SE. Grows in damp areas associated with mallee.	Unlikely – unsuitable habitat
<i>Senecio macrocarpus</i>	Large-fruit Fireweed	VU	-	May occur	No records	Currently distributed as one very large population in Messent Conservation Park in SA and small populations at Daly Head on the Yorke Peninsula and Yulkiri Station, Tarcowie Parklands and Gum Lagoon Conservation Park, SA. Occurs most commonly in depressions in low lying closed sedgeland	Unlikely – unsuitable habitat



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Scientific Name	Common Name	Conservation Status		PMST likelihood of occurrence within 5 km	Last sighting within 5 km (year)*	Habitat Description and Distribution	Likelihood of Occurrence within Project Area
		Aus.	SA				
						but may occur in sedgeland, herbland, low shrubland to low open woodland where competition from understorey plants is low. The soils range from clay to loamy sand. Known from a variety of habitats including grasslands, sedgelands, shrublands and woodlands generally on sparsely vegetated sites on sandy loam to heavy clay soils, often in winter wet depressions.	
<i>Swainsona pyrophila</i>	Yellow Swainsona pea	VU	-	May occur	No records	Known from SA, NSW and Vic. Found in Mallee vegetation communities on a variety of soil types including well-drained sands, sandy loams and heavier clay loams. It is usually found after fire growing in association with <i>Eucalyptus incrassata</i> (Ridge-fruited Mallee), <i>E. socialis</i> (Beaked Red Mallee), <i>E. brachycalyx</i> (Gilja), <i>E. gracilis</i> (Yorrell), and <i>E. oleosa</i> (Red Mallee) mid mallee woodland over <i>Melaleuca uncinata</i> (Broombush) tall shrubland.	Unlikely – unsuitable habitat
<i>Tecticornia flabelliformis</i>	Bead Glasswort	VU	-	May occur	No records	In SA there is little information on habitat associations but has been reported to occur in samphire shrubland and low lying, irregularly inundated areas.	Unlikely – unsuitable habitat
<i>Thelymitra matthewsii</i>	Spiral Sun-orchid	VU	-	Likely to occur	No records	Currently known to occur in Vic., SA and NZ. Favours open forests and woodlands in well-drained sand and clay loams. It is a post-disturbance coloniser that is usually found in open areas around old quarries and gravel pits, on road verges, disused tracks and animal trails. In SA, it is known from three fairly old collections from KI and SW of Keith. It has recently been found to occur south of Meningie, and on western KI. Widely but sporadically distributed in Vic and SA. Grows in heathy open forest and woodlands on well-drained sand, gravel and clay loams, especially where there has been soil disturbance. Open ground layer is common.	Unlikely – unsuitable habitat
AVES							
<i>Actitis hypoleucos</i>	Common Sandpiper	Mi(W)	-	May occur	No records	Banks of permanent freshwater or saline wetlands with tall, dense vegetation, such as <i>Typha</i> sp. And <i>Eleocharis</i> sp.	Unlikely – unsuitable habitat
<i>Apus pacificus</i>	Fork-tailed Swift	Mi, Ma	-	Likely to occur	No records	Aerial, unlikely to utilise terrestrial habitats in Australia. Recorded over open country, forests and cities.	Unlikely – unsuitable habitat



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Scientific Name	Common Name	Conservation Status		PMST likelihood of occurrence within 5 km	Last sighting within 5 km (year)*	Habitat Description and Distribution	Likelihood of Occurrence within Project Area
		Aus.	SA				
<i>Botaurus poiciloptilus</i>	Australasian Bittern	EN		Known to occur	No records	In or over water in reedbeds, sedges, rushes and Lignum.	Unlikely – unsuitable habitat
<i>Bubulcus ibis coromandus</i>	Eastern Cattle Egret	Ma	R	May occur	2004	Widespread and common according to migration movements and breeding localities surveys. In south-east Australia it is found from Bundaberg, inland to Roma, Thargomindah, and then down through Inverell, Walgett, Nyngan, Cobar, Ivanhoe, Balranald to Swan Hill, and then west to Pinnaroo and Port Augusta. The Cattle Egret occurs in tropical and temperate grasslands, wooded lands and terrestrial wetlands. It has occasionally been seen in arid and semi-arid regions however this is extremely rare.	Unlikely – unsuitable habitat
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	Mi(W), Ma	-	May occur	No records	Tidal mudflats, saltmarshes and shallow fresh, brackish or saline inland wetlands.	Unlikely – unsuitable habitat
<i>Calidris canutus</i>	Red Knot	EN, Mi(W)	-	May occur	No records	Red Knots gather in large flocks on the coast in sandy estuaries with tidal mudflats.	Unlikely – unsuitable habitat
<i>Calidris ferruginea</i>	Curlew Sandpiper	EN, Mi(W)	-	May occur	No records	Wetlands. In South Australia, Curlew Sandpipers occur in widespread coastal and subcoastal areas east of Streaky Bay. Important sites include ICI and Price Salt fields, and The Coorong. Occasionally they occur in inland areas south of the Murray River and elsewhere.	Unlikely – unsuitable habitat
<i>Calidris melanotos</i>	Pectoral Sandpiper	Mi(W)	-	May occur	No records	Shallow freshwater wetlands with low grass and other herbage.	Unlikely – unsuitable habitat
<i>Calyptorhynchus funereus</i>	Yellow-tailed Black Cockatoo	-	VU	-	2021	The Yellow-tailed Black-Cockatoo occurs in a variety of habitat types, including eucalypt woodland, heathlands, subalpine areas, pine plantations and occasionally in urban areas. The Yellow-tailed Black-Cockatoo is found up to 2000m throughout south-eastern Australia, from Eyre Peninsula to south and central eastern Queensland.	Possible – suitable habitat
<i>Charadrius leschenaultii</i>	Greater Sand Plover	VU, Mi(W)	-	May occur	No records	In Australia, the Greater Sand Plover occurs in coastal areas in all states, though the greatest numbers occur in northern Australia, especially the north-west. In South Australia, the species is mostly recorded in The Coorong, Gulf St Vincent and Spencer Gulf, as well as on the Eyre Peninsula, west to about Streaky Bay. This species is almost entirely coastal, inhabiting littoral and estuarine habitats. They mainly occur on sheltered sandy, shelly or muddy beaches with large intertidal mudflats or sandbanks, as well as sandy estuarine lagoons, and inshore reefs, rock platforms, small rocky	Unlikely – unsuitable habitat



TreeClimb Harry Bowey Reserve Ecological Assessment

Scientific Name	Common Name	Conservation Status		PMST likelihood of occurrence within 5 km	Last sighting within 5 km (year)*	Habitat Description and Distribution	Likelihood of Occurrence within Project Area
		Aus.	SA				
						islands or sand cays on coral reefs. They are occasionally recorded near coastal saltworks and saltlakes, including marginal saltmarsh, and on brackish swamps. They seldom occur at shallow freshwater wetlands	
<i>Coturnix ypsilophora australis</i>	Brown Quail	-	V	-	2007	Found across northern and eastern Australia, from the Kimberley region in Western Australia to Victoria and Tasmania, as well as in south-western Australia. Prefers dense grasslands, often on the edges of open forests, and bracken. Sometimes seen alongside roads.	Unlikely – unsuitable habitat
<i>Egretta garzetta nigripes</i>	Little Egret	-	R	-	2001	It inhabits fresh, brackish, or saline wetlands and shows a preference for shallow waters (10-15 cm deep) in open, unvegetated sites where water levels and dissolved oxygen levels fluctuate daily, tidally or seasonally, and where fish are concentrated in pools or at the water's surface.	Unlikely – unsuitable habitat
<i>Falco hypoleucos</i>	Grey Falcon	VU	-	Known to occur	No records	Generally, inhabits woodland, shrubland and grassland in the arid and semi-arid zones, especially wooded watercourses.	Possible – suitable habitat
<i>Falco subniger</i>	Black Falcon		R	-	2006	This species is found along tree-lined watercourses and in isolated woodlands, mainly in arid and semi-arid areas.	Unlikely – unsuitable habitat
<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe	Mi(W), Ma	-	Known to occur	No records	Permanent and ephemeral wetlands. Usually open, freshwater wetlands with low, dense vegetation (e.g., swamps, flooded grasslands or heathlands, around bogs and other water bodies). They can also occur in habitats with saline or brackish water, in modified or artificial habitats, and in habitats located close to humans or human activity.	Unlikely – unsuitable habitat
<i>Grantiella picta</i>	Painted Honeyeater	VU	-	Likely to occur	No records	Box-Gum Woodlands and Forests, the Painted Honeyeater is a specialist feeder on mistletoe fruits growing on woodland <i>Eucalyptus</i> spp. and <i>Acacia</i> spp.	Unlikely – unsuitable habitat, no recent records nearby
<i>Hieraaetus morphnoides</i>	Little Eagle		R	-	2005	The Little Eagle is widespread in mainland Australia, central and eastern New Guinea. It is seen over woodland and forested lands and open country, extending into the arid zone. It tends to avoid rainforest and heavy forest.	Unlikely – unsuitable habitat
<i>Hirundapus caudacutus</i>	White-throated Needletail	VU, Mi(T)		May occur	No records	Almost exclusively aerial in Australia, recorded most commonly above wooded areas	Possible – as flyover only.



TreeClimb Harry Bowey Reserve Ecological Assessment

Scientific Name	Common Name	Conservation Status		PMST likelihood of occurrence within 5 km	Last sighting within 5 km (year)*	Habitat Description and Distribution	Likelihood of Occurrence within Project Area
		Aus.	SA				
<i>Hylacola pyrrhopygia parkeri</i>	Chestnut-rumped Heathwren (Mt Lofty Ranges)	EN		May occur	No records	It occurs in dense heathland and undergrowth in <i>Eucalyptus</i> forests and woodlands and is most commonly found in rocky areas (such as those that occur on hillsides).	Unlikely - unsuitable habitat
<i>Leipoa ocellata</i>	Malleefowl	VU		May occur	No records	Inhabits semi-arid regions of southern Australia. In South Australia, the Malleefowl is distributed from the south-east, north to the Murray-Mallee region and west to Streaky Bay, south of 32°S. The species also occurs west of the Eyre Peninsula. Recent records from the Yellabinna wilderness area and the Great Victoria Desert indicate that the species occurs north to approximately twenty-six°30'S in the north-west of South Australia. Occupies shrublands and low woodlands that are dominated by mallee vegetation. It also occurs in other habitat types including eucalypt or native pine <i>Callitris</i> woodlands, acacia shrublands, Broombush <i>Melaleuca uncinata</i> vegetation or coastal heathlands.	Unlikely - unsuitable habitat
<i>Motacilla cinerea</i>	Grey Wagtail	Mi(T), Ma	-	May occur	No records	Grey Wagtails in Australia are found in habitats near sandy or rocky freshwater streams. Also recorded from sewage ponds.	Unlikely – unsuitable habitat
<i>Motacilla flava</i>	Yellow Wagtail	Mi(T), Ma	-	May occur	No records	Open habitats near water such as swamp margins, salt marshes and sewage ponds.	Unlikely – unsuitable habitat
<i>Myiagra cyanoleuca</i>	Satin Flycatcher	Mi(T), Ma	-	Likely to occur	No records	Heavily vegetated forest gullies and taller woodlands with a shrub layer. Drier forests, woodlands, and farmland during migration.	Unlikely – unsuitable habitat
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	CE		May occur	No records	Almost exclusively in coastal and sub-coastal areas, preferring peninsulas and islands. Saltmarshes, littoral (shore) heathlands and low scrublands are preferred habitats as well as grassy areas, which can include golf courses.	Unlikely – unsuitable habitat
<i>Neophema elegans elegans</i>	Elegant Parrot		R	2006		The Elegant Parrot occurs in western Victoria and south-western New South Wales (along the lower reaches of the Darling River), eastern parts of South Australia, north to the Flinders Ranges and west to the Eyre Peninsula, and also in Western Australia. Inhabiting open habitats, the Elegant Parrot can be found in a wide variety of habitats, including grasslands, shrublands, mallee, woodlands and thickets, bluebush plains, heathlands, saltmarsh, and farmland.	Unlikely - unsuitable habitat
<i>Numenius madagascariensis</i>	Eastern Curlew	CE, Mi(W), Ma	-	Known to occur	No records	Intertidal mudflats.	Unlikely – unsuitable habitat



TreeClimb Harry Bowey Reserve Ecological Assessment

Scientific Name	Common Name	Conservation Status		PMST likelihood of occurrence within 5 km	Last sighting within 5 km (year)*	Habitat Description and Distribution	Likelihood of Occurrence within Project Area
		Aus.	SA				
<i>Pandion haliaetus</i>	Osprey	Mi (W)		Likely to occur		Eastern Ospreys occur in littoral and coastal habitats and terrestrial wetlands of tropical and temperate Australia and offshore islands.	Unlikely - unsuitable habitat
<i>Pedionomus torquatus</i>	Plains-wanderer	CE	-	May occur	No records	Sparse and treeless native grasslands with bare ground.	Unlikely – unsuitable habitat
<i>Plegadis falcinellus</i>	Glossy Ibis		R	-	2004	Generally located east of the Kimberley in Western Australia and Eyre Peninsula in South Australia. The species is also known to be patchily distributed in the rest of Western Australia. The species is rare or a vagrant in Tasmania. Preferred habitat for foraging and breeding are freshwater marshes at the edges of lakes and rivers, lagoons, floodplains, wet meadows, swamps, reservoirs, sewage ponds, rice-fields and cultivated areas under irrigation. The species is occasionally found in coastal locations such as estuaries, deltas, saltmarshes, and coastal lagoons.	Unlikely - unsuitable habitat
<i>Rostratula australis</i>	Australian Painted Snipe	EN	-	Known to occur	2004	Well vegetated margins of wetlands, dams, and sewage ponds.	Unlikely – unsuitable habitat
<i>Spatula rhynchotis</i>	Australasian Shoveler		R	-	2007	found in all kinds of wetlands, preferring large undisturbed heavily vegetated freshwater swamps. It is also found on open waters and occasionally along the coast.	Unlikely - unsuitable habitat
<i>Sternula nereis ssp. nereis</i>	Australian Fairy Tern	VU	-	May occur	No records	Coastal inlets and bays and saline or brackish lakes and wetlands.	Unlikely - unsuitable habitat
<i>Stictonetta naevosa</i>	Freckled Duck		V	-	2005	The Freckled Duck is found primarily in south-eastern and south-western Australia, occurring as a vagrant elsewhere. It breeds in large temporary swamps created by floods in the Bulloo and Lake Eyre basins and the Murray-Darling system, particularly along the Paroo and Lachlan Rivers, and other rivers within the Riverina. Prefer permanent freshwater swamps and creeks with heavy growth of Cumbungi, Lignum or Tea-tree. During drier times they move from ephemeral breeding swamps to more permanent waters such as lakes, reservoirs, farm dams and sewage ponds.	Unlikely - unsuitable habitat
<i>Tringa glareola</i>	Wood Sandpiper		R		2002	In South Australia most records occur east of the line from south Eyre Peninsula through Old Nilpinna to Purnu Bore, with most occurring south of 33° S on the Yorke Peninsula, Adelaide Plains, Murray Mallee, and south-east regions. The Wood Sandpiper uses well-vegetated, shallow, freshwater wetlands, such as swamps, billabongs, lakes, pools, and waterholes. They are typically associated with emergent, aquatic plants or grass, and dominated by taller fringing	Unlikely - unsuitable habitat



TreeClimb Harry Bowey Reserve Ecological Assessment

Scientific Name	Common Name	Conservation Status		PMST likelihood of occurrence within 5 km	Last sighting within 5 km (year)*	Habitat Description and Distribution	Likelihood of Occurrence within Project Area
		Aus.	SA				
						vegetation, such as dense stands of rushes or reeds, shrubs, or dead or live trees, especially Melaleuca and River Red Gums Eucalyptus camaldulensis and often with fallen timber. They also frequent inundated grasslands, short herbage, or wooded floodplains, where floodwaters are temporary or receding, and irrigated crops. They are also found at some small wetlands only when they are drying. They are rarely found using brackish wetlands, or dry stunted saltmarsh. Typically, they do not use coastal flats, but are occasionally recorded in stony wetlands. This species uses artificial wetlands, including open sewage ponds, reservoirs, large farm dams, and bore drains.	
<i>Tringa nebularia</i>	Common Greenshank	Mi (W)	-	Likely to occur	No records	Mudflats, estuaries, saltmarshes, and the edges of lakes. Including fresh and saline wetlands.	Unlikely – unsuitable habitat
<i>Zoothera lunulata ssp. halmaturina</i>	Bassian Thrush	EN	-	Likely to occur	No records	The Bassian Thrush is found predominantly around the south-east of Australia, and also in the Atherton Tablelands, Queensland. Damp, densely forested areas, and gullies are favoured by the Bassian Thrush, usually with a thick canopy overhead and leaf-litter below.	Unlikely - unsuitable habitat
MAMMALS							
<i>Isodon obesulus ssp. obesulus</i>	Southern Brown Bandicoot (eastern)	EN	V	May occur	No records	Predominantly open forest, woodland and tall shrublands. The presence of areas with dense ground cover is essential.	Unlikely - unsuitable habitat
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	VU	R	Likely to occur	2020	Only a single Grey-headed Flying-fox camp occurs in Adelaide, on the river Torrens in the central business district. Foraging habitat includes flowering and fruiting trees and shrubs, including exotic species, anywhere within 20 – 50 km of this camp.	Likely - flowering and fruiting trees and shrubs in the Project Area may provide foraging habitat for this species. Recent nearby records
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	-	R	-	2020	Anywhere where trees with suitable hollows occur, including open forests and woodlands but also urban areas and cities. The species can be common in urban areas. One of the best-known marsupials; found in most treed environments, including cities, towns, and farmland.	Likely/known - flowering and fruiting trees and suitable nesting hollows in the Project Area provide habitat for this species. Recent



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

TreeClimb Harry Bowey Reserve Ecological Assessment

Scientific Name	Common Name	Conservation Status		PMST likelihood of occurrence within 5 km	Last sighting within 5 km (year)*	Habitat Description and Distribution	Likelihood of Occurrence within Project Area
		Aus.	SA				
							nearby records. Scat identified during field survey.
REPTILES							
<i>Aprasia pseudopulchella</i>	Flinders Ranges Worm-lizard	VU	-	Likely to occur	No records	Occurs in open woodland, native tussock grassland, riparian habitats, and rocky isolates.	Unlikely - unsuitable habitat
<i>Tiliqua adelaidensis</i>	Pygmy Blue-tongue Lizard	EN	-	May occur	No records	The Pygmy Bluetongue Lizard is now known from thirty-one sites, ranging from Peterborough in the north to Kapunda in the south, and to the South Hummocks (north of Port Wakefield) in the west. All known populations are located on private land, most of which is used for sheep grazing. The vegetation of all known sites is remnant native grassland or grassy woodland with a sparse over-storey of trees.	Unlikely - unsuitable habitat
AMPHIBIANS							
<i>Pseudophryne bibronii</i>	Brown Toadlet		R		1998	In SA, it occurs in the SE, KI, MLR and FR regions. Found in damp areas with cover provided by logs and stones. Occupies forests, heathlands, and grasslands. Generally found singularly or in low numbers under rocks and logs in grassy areas beside creeks. Recorded in association with the edges of small ephemeral creeks and depressions where leaf-litter and grassy debris has accumulated. Occasionally utilizes small temporary dams and vegetated roadside drainage lines and ditches which are characterized by leaf litter and grassy debris.	Unlikely - unsuitable habitat

Aus.: Australia (*Environment Protection and Biodiversity Conservation Act 1999*). SA: South Australia (*National Parks and Wildlife Act 1972*). Conservation codes: CR/CE: Critically Endangered. EN/E: Endangered. VU/V: Vulnerable. R: Rare. Mi: Migratory.
 * Ratings that need to be qualified for a variety of reasons, such as changes to taxonomy or nomenclature since listing or because a species assessed as 'presumed extinct' had to be listed under the Endangered category.



Appendix 2: Plan of the proposed construction (2022)



**ECO-HUT
OVERALL SITE PLAN**
SCALE 1:1000



Boundary information on this drawing has been provided as a reference only. It is not to be relied upon for construction. It is the client's responsibility to arrange a boundary identification survey to confirm all dimensions and locations.

DATE: 15/09/2022	BY: [Signature]
DATE: 15/09/2022	BY: [Signature]

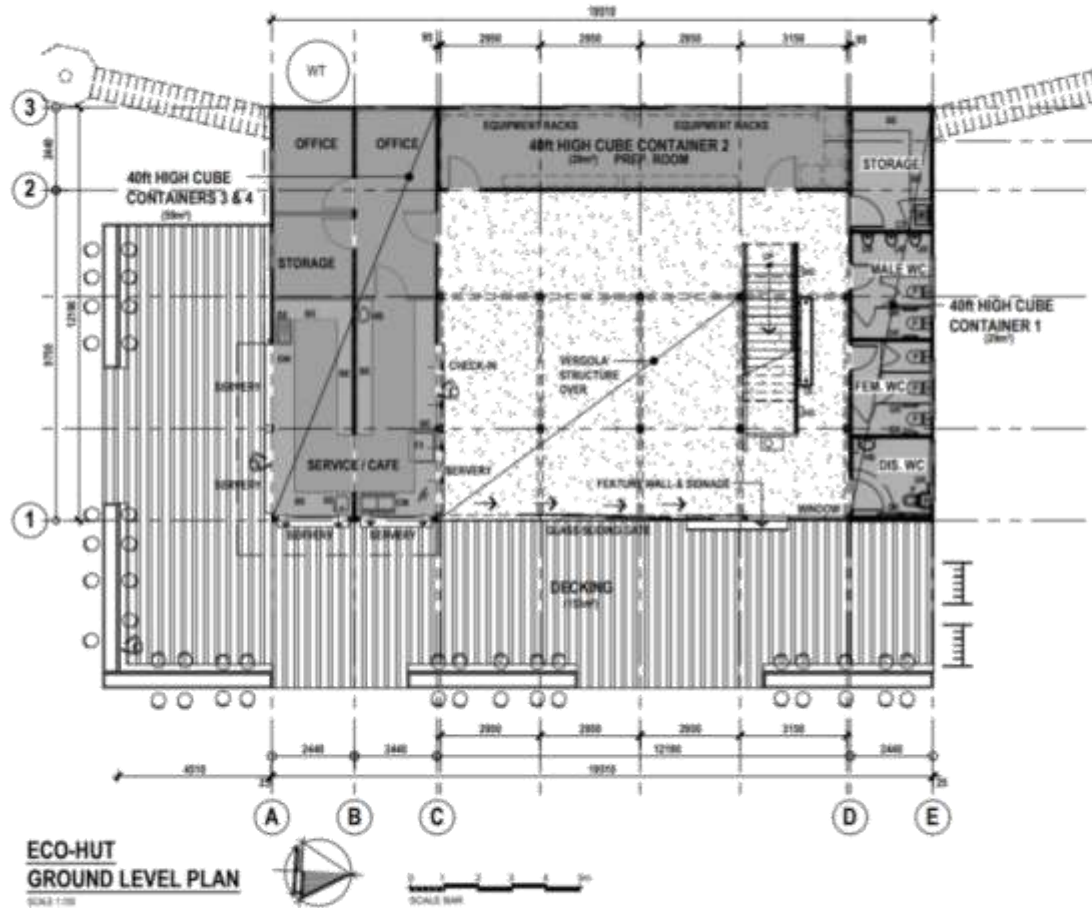
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Building Designers

ASPEX BUILDING DESIGNERS Pty Ltd
Suite 505 Highbury Apartment Tower 1A 2047
18 EGAN ST
Highbury VIC 3088
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086 15 00 00 00

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This drawing is prepared to the best of our knowledge and belief, but we do not warrant or accept any liability for any errors or omissions. The client is responsible for ensuring that the information provided is accurate and complete. The client is responsible for ensuring that the information provided is accurate and complete.

PROJECT: PROPOSED SALISBURY TREE CLIMB
ADDRESS: HARRY BOWEY RESERVE, SALISBURY, SA
CLIENT: EBS FACIES
SCALE: AS 1:1000 3/A
DRAWING NO: ECO-HUT OVERALL SITE PLAN
DATE: FAC 3047 F001 F81

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



LEGEND

- WS WASH BASIN
- SW SINK/WASHER
- SS STAINLESS STEEL SINK
- FI FRIDGE REFRIGERATOR
- ICE ICE CREAM FREEZER
- FD FOOD DISPLAY
- DRF DRESS BENCH REFRIGERATOR
- CM COFFEE MACHINE
- WT 1000L I.D. WATER TANK WITH OVERFLOW TO GROUND
- NOTE: AS REQUIRED, ADDITIONAL FRESH WATER WILL BE PURCHASED FROM A SUITABLE CONTRACTOR.
- BE BENCH
- CS CLEANING SINK
- DN DRAIN
- F TOILET PAN
- SB SHAVE RAS
- HD HAND DRESS

STORMWATER DRAINAGE RUN-OFF TO BE CONFIRMED IN CONSULTATION WITH COUNCIL, DURING BUILDING RULES COMMENT STAGE.

PROPOSED DECKING & WALKING PLS TO MATCH ADJACENT PUBLIC FOOTPATH LEVEL.

REFER TO CONSULTANT'S DOCUMENTS FOR TREE CLIMBING LAYOUT, DECKING & PLATFORM DETAILS.

Standard Information: This drawing has been prepared under a contract with the City of Salisbury. It is the responsibility of the client to ensure that the information provided is accurate and complete. The client is responsible for ensuring that the information provided is accurate and complete. The client is responsible for ensuring that the information provided is accurate and complete.

REV 1: 12/04/2024
REV 2: 04/01/2024



**PROPOSED SALISBURY
TREE CLIMB**

LOCATION:
HARRY BOWEY RESERVE,
SALISBURY, SA

CLIENT:
SBS PACKER

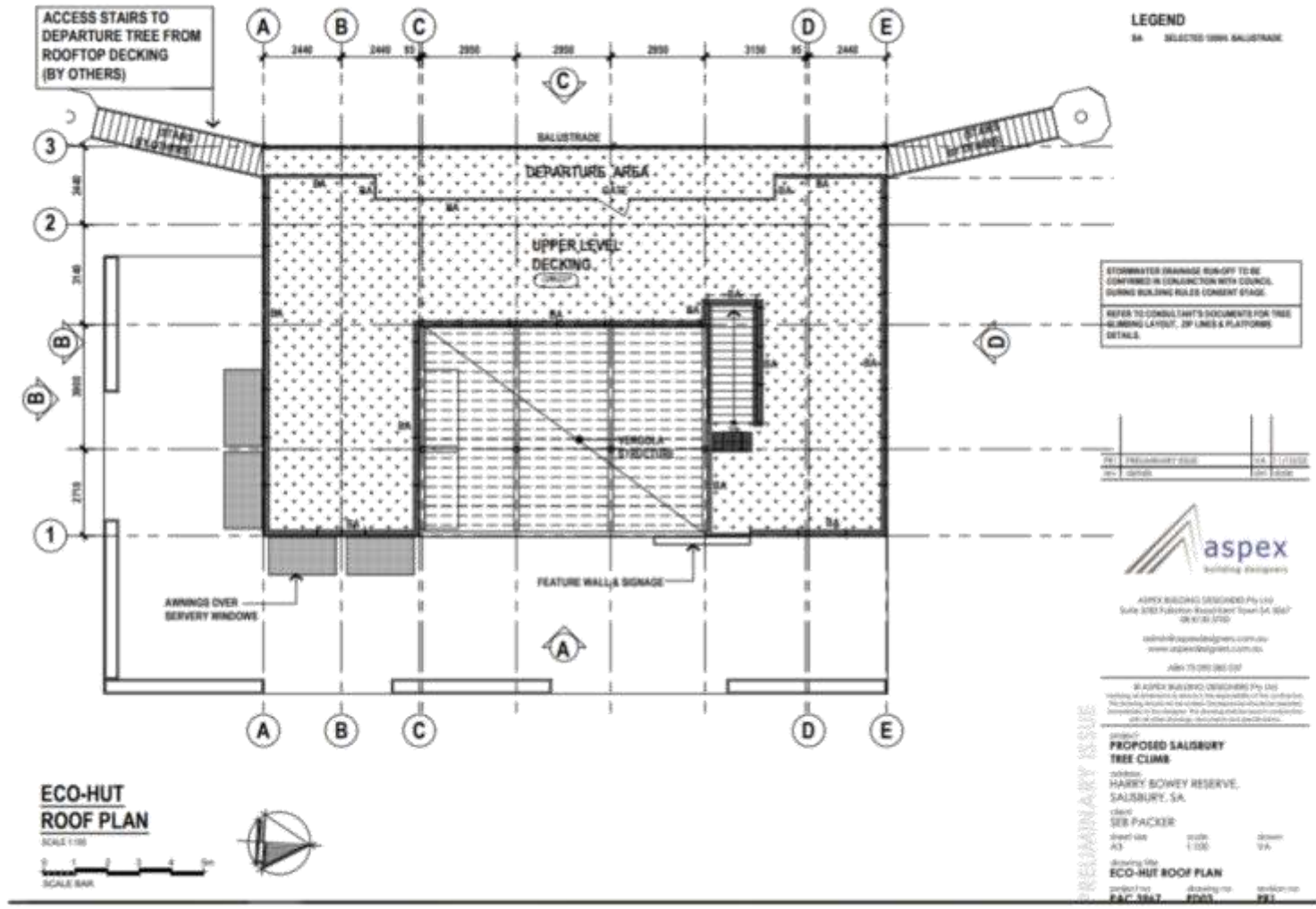
Project size: 400 sqm
Scale: 1:100
Drawing title: ECO-HUT FLOOR PLAN

Project no: FAC 3967
Drawing no: P002
Revision no: PR1

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



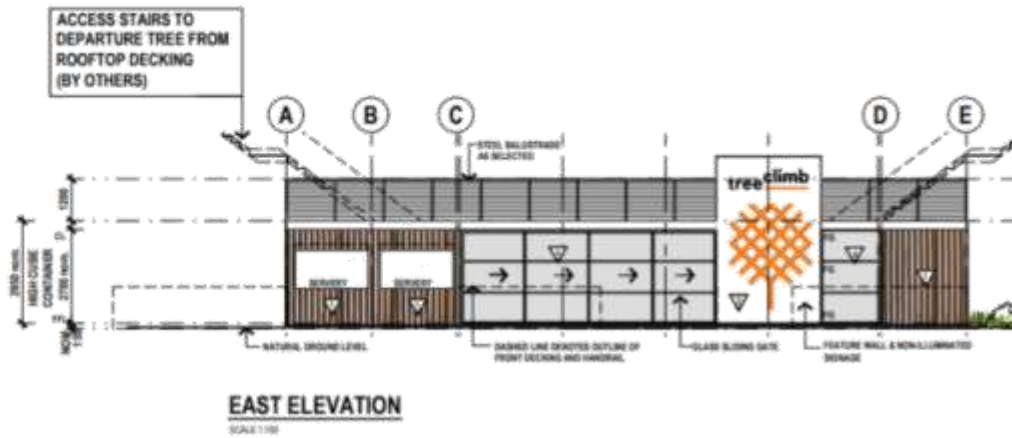
TreeClimb Harry Bowey Reserve Ecological Assessment



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



TreeClimb Harry Bowey Reserve Ecological Assessment



ELEVATIONS LEGEND

- EL CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- PS FINISH CLASS

EXTERNAL FINISHES & COLOUR SCHEDULE

- ▼ TREX CLADDING - BATTERS ON EDGE WITH BLACK BACKING
- ▼ WATER RESISTANT PLYWOOD CLADDING WITH BLACK BACKING
- ▼ PAINTED F.O. CLADDING COLOUR: WHITE
- ▼ ALUMINIUM WINDOW FRAMES COLOUR: MATT CHARCOAL



NO. 1	PROPOSED 2024	NO. 2	2024
NO. 3	2024	NO. 4	2024



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ABN 79 863 084 037

PRELIMINARY ISSUE

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Nothing is shown in red in this document without the written
consent of the client. The client is responsible for the accuracy
of the design. The design is for information only and is not
intended for construction. All dimensions are in millimeters
unless otherwise stated.

PROJECT
**PROPOSED SALISBURY
TREE CLIMB**

LOCATION
HARRY BOWEY RESERVE,
SALISBURY, SA

CLIENT
SES PACKER

DATE
A2 3/1/2024

DRAWING NO.
ECO-ELEVATIONS

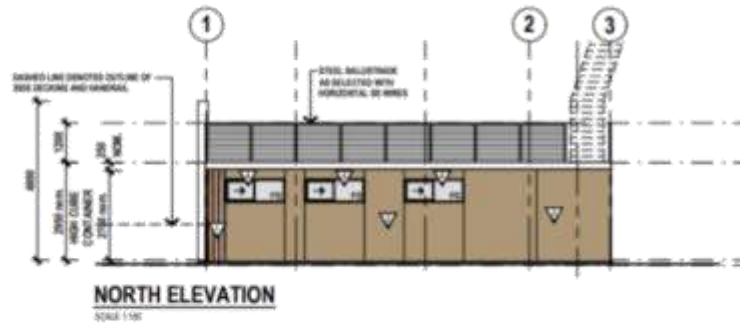
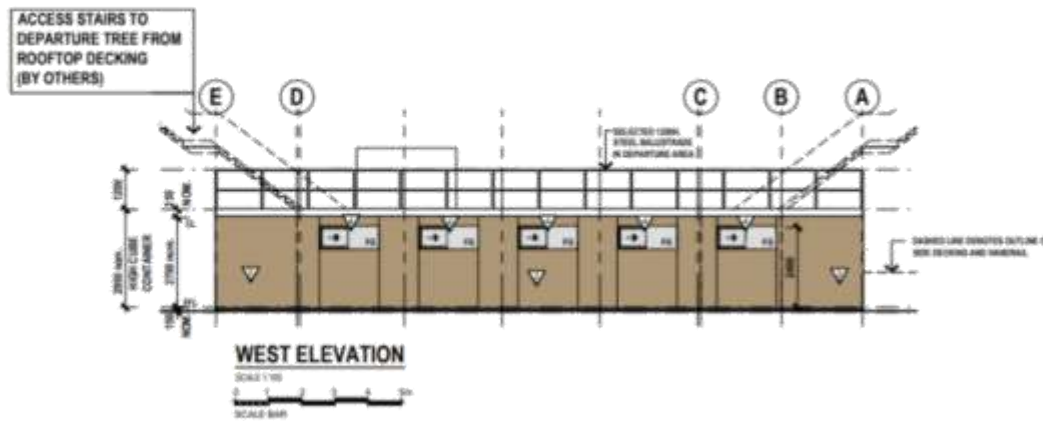
PROJECT NO.
FAC 2967

DATE
FD04

DESIGNER
PK1



TreeClimb Harry Bowey Reserve Ecological Assessment



ELEVATIONS LEGEND

- DL 100MM LEVEL
- DL FINISHED FLOOR LEVEL
- FD FINISH SLABS

EXTERNAL FINISHES & COLOUR SCHEDULE

- ▽ TIMBER CLADDING - GUTTERS ON EDGE WITH BLACK BACKING
- ▽ WATER RESISTANT FIBRECE CLADDING WITH BLACK BACKING
- ▽ FINISHED FLOOR CLADDING COLOUR WHITE
- ▽ ALUMINIUM WINDOW FRAMES COLOUR MATT CHARCOAL



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PRELIMINARY ISSUE

PROPOSED SALISBURY TREE CLIMB

Location: HARRY BOWEY RESERVE, SALISBURY, SA

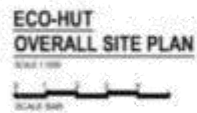
Client: SES PACKER
Project No: 21/000 01/000
Date: 1/1/2024

ECO-ELEVATIONS

Project No: FAC 3967
Drawing No: FD00
Revision: PR1



Appendix 3: Updated plan of the proposed construction (2023)



NO.	REVISION	DATE
1	ISSUED FOR TENDERS	20/08/2023
2	ISSUED FOR TENDERS	20/08/2023
3	ISSUED FOR TENDERS	20/08/2023
4	ISSUED FOR TENDERS	20/08/2023
5	ISSUED FOR TENDERS	20/08/2023
6	ISSUED FOR TENDERS	20/08/2023
7	ISSUED FOR TENDERS	20/08/2023
8	ISSUED FOR TENDERS	20/08/2023
9	ISSUED FOR TENDERS	20/08/2023
10	ISSUED FOR TENDERS	20/08/2023



aspex Architecture Pty Ltd
 Suite 2/83 Tullaghan Road East, Salisbury, SA 5108
 08 8363 0370

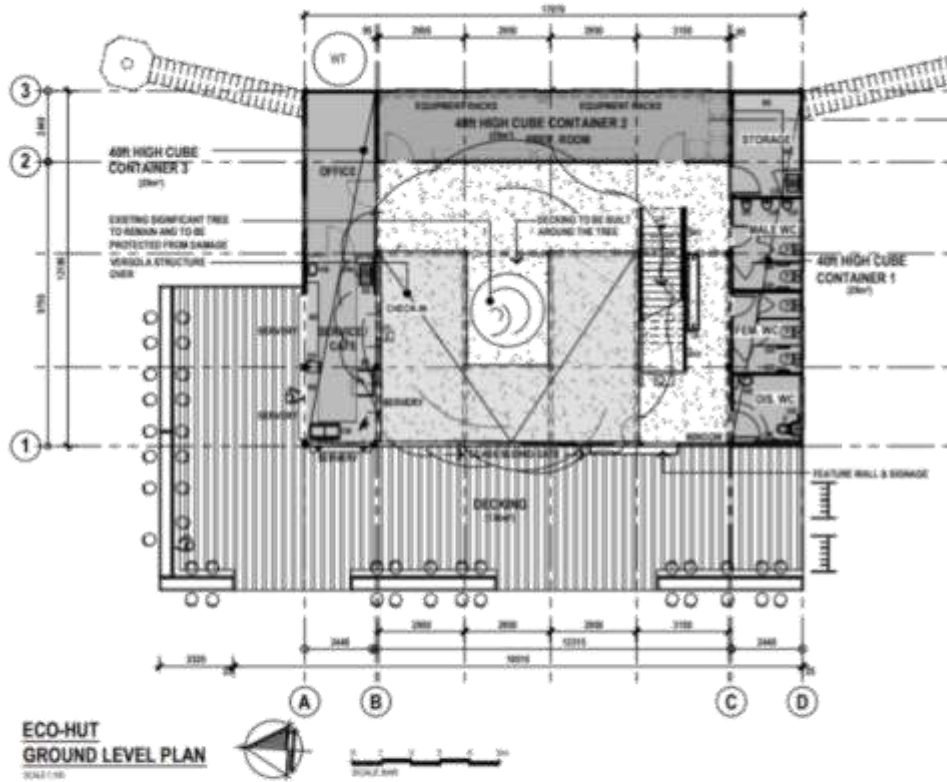
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PROJECT: PROPOSED SALISBURY TREE CLIMB
 ADDRESS: HARRY BOWEY RESERVE, SALISBURY, SA 5108
 SHEET: 003 FACER
 DRAWN: [Name] DATE: [Date]
 CHECKED: [Name] DATE: [Date]
 APPROVED: [Name] DATE: [Date]
 ECO-HUT OVERALL SITE PLAN
 FAC 003 FAC 003 FAC 003

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



TreeClimb Harry Bowey Reserve Ecological Assessment

LEGEND

- 106 TIMBER BARK
- 200 CORRUGATED STEEL SHED
- 301 CORRUGATED STEEL SHED
- 53 ROAD MARKING
- 74 MOUNT TROUGH
- 75 OFFICE WINDOW
- 76 SLAB/100mm THICK CONCRETE WITH CARBON FIBRE TO ORIGINAL
- NOTE: ALL WEATHER ADDITIONAL FINISH MUST BE PURCHASED FROM A SUPPLIER'S CONTRACTOR.

SHEDS

- 301 CORRUGATED SHED
- 302 TERRACE
- 303 TERRACE RAIL
- 304 ROAD DRIVE

EXISTING TO REMAIN

100000 CONCRETED FOOTING TO BE CONFIRMED IN CONSULTATION WITH COUNCIL, DURING BUILDING REGULATORY STAGES.

PROPOSED DECKING & BALCONY FILL TO MATCH EXISTING PUBLIC FOOTING LEVEL.

REFER TO LAYOUT SHEET FOR DETAILS FOR THE TO BE BUILT AROUND THE TREES.

DATE: 10/10/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

aspeX
building solutions

10/10/2023
 10/10/2023
 10/10/2023

PROPOSED SALISBURY TREE CLIMB

HARRY BOWEY RESERVE, SALISBURY, SA

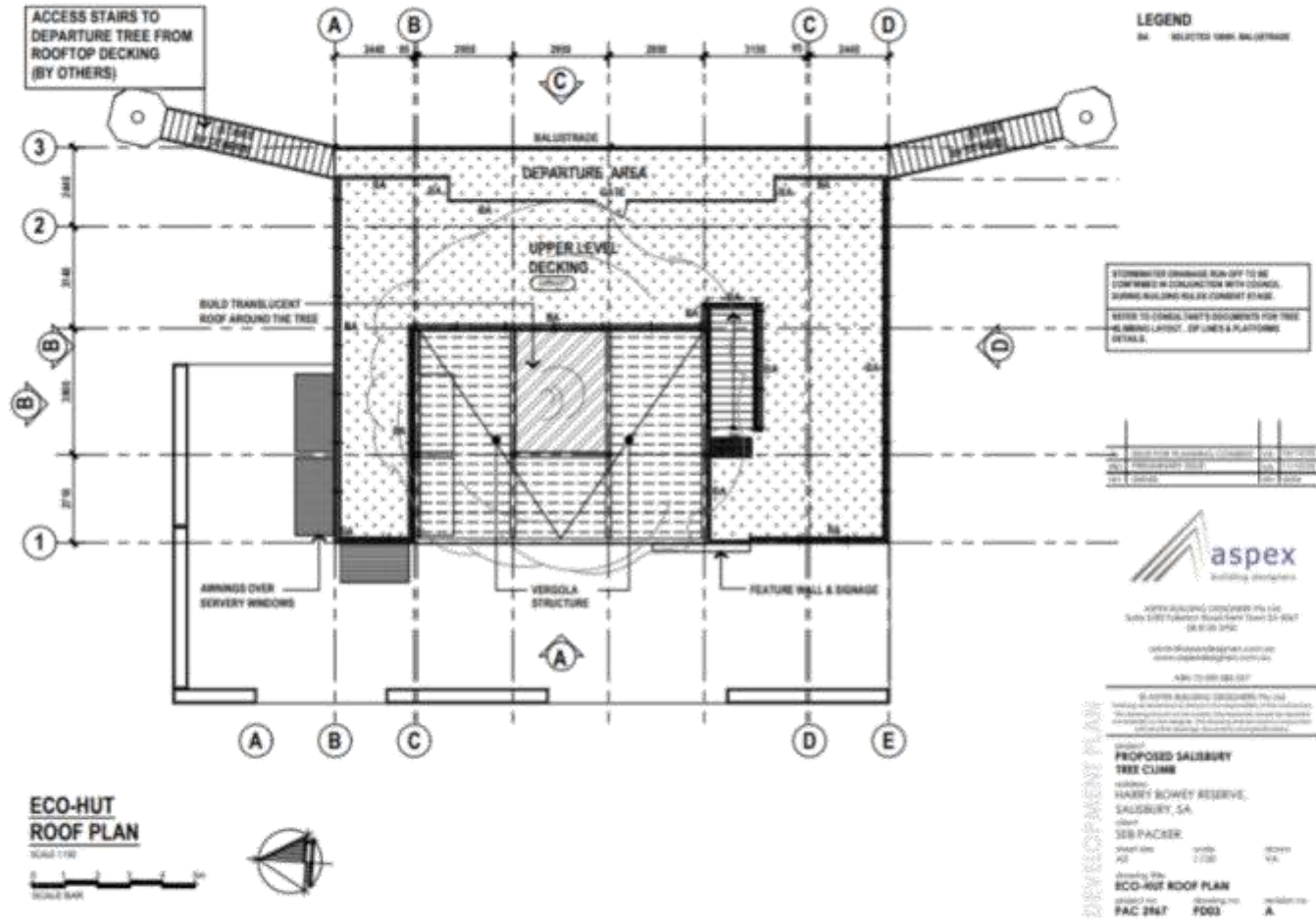
ECO-HUT FLOOR PLAN

FAC 10412 PERG A

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



TreeClimb Harry Bowey Reserve Ecological Assessment

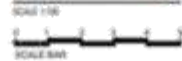


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TreeClimb Harry Bowey Reserve Ecological Assessment



WEST ELEVATION



NORTH ELEVATION



ELEVATIONS LEGEND

- CL CEILING LEVEL
- FL FINISHED FLOOR LEVEL
- FE TREE CLIMB

EXTERNAL FINISHES & COLOUR SCHEDULE

- ▽ TRIMMED GLASSING - SATTER ON FRAME WITH BLACK BACKING
- ▽ WATER RESISTANT PLYWOOD GLASSING WITH BLACK BACKING
- ▽ PAINTED F-2 CLADDING COLOUR WHITE
- ▽ ALUMINIUM WINDOW FRAMES COLOUR MATTE CHARCOAL

1	GLASS SLIDING GATE	CL
2	STEEL BALUSTRADE AS SELECTED	CL
3	ACCESS STAIRS TO DEPARTURE TREE FROM ROOFTOP DECKING (BY OTHERS)	CL



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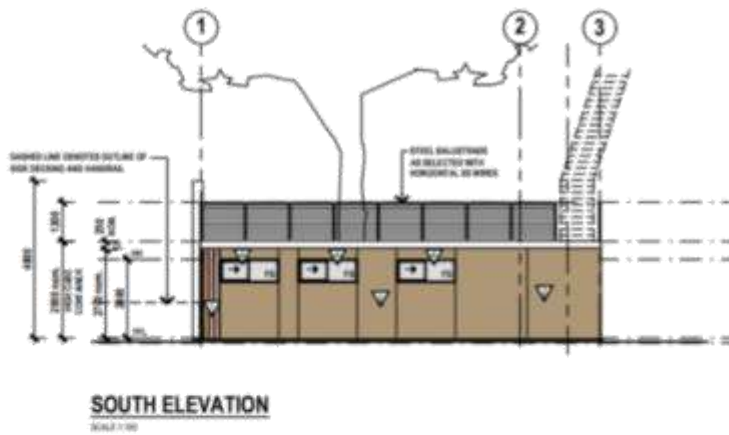
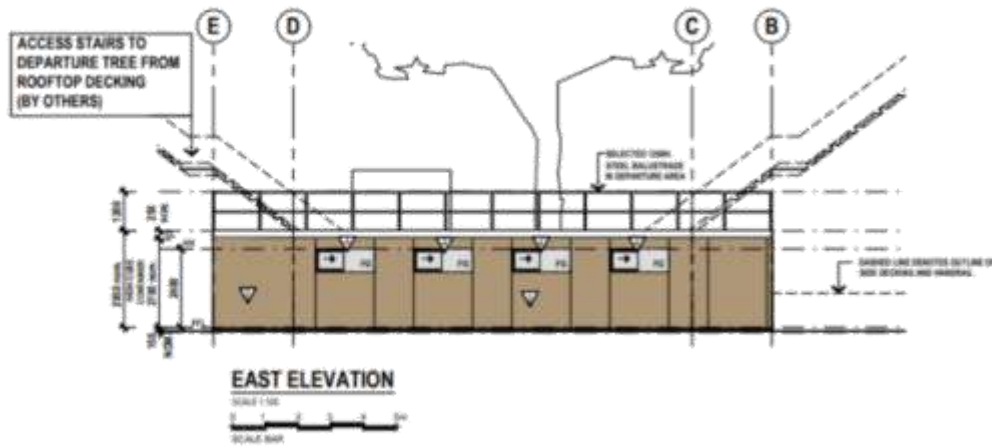
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Project: PROPOSED SALISBURY TREE CLIMB
 Address: HARRY BOWEY RESERVE, SALISBURY, SA
 Client: SEB PACKER
 Drawn By: J. P. P. (1:100)
 Checked By: J. P. P.
 Drawing No: ECO-ELEVATIONS
 Project No: PAC 3467
 Drawing No: F004
 Revision No: A



TreeClimb Harry Bowey Reserve Ecological Assessment



ELEVATIONS LEGEND

- GL GROUND LEVEL
- FL FINISHED FLOOR LEVEL
- FE FINISH GLAZE
- HH HEAD HEIGHT

EXTERNAL FINISHES & COLOUR SCHEDULE

- ▽ TIMBER CLADDING - SATTINE ON EDGE WITH BLACK SMOKE
- ▽ WATER RESISTANT FIBRECEMENT CLADDING WITH BLACK SMOKE
- ▽ FINISHED F.C. CLADDING - SOLID WHITE
- ▽ ALUMINIUM WINDOW FRAMES - SOLID MATT CHARCOAL

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDER	15/04/2024
2	ISSUED FOR CONSTRUCTION	15/04/2024
3	ISSUED FOR CONSTRUCTION	15/04/2024



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PROJECT
PROPOSED SALISBURY TREE CLIMB

ADDRESS
HARRY BOWEY RESERVE,
SALISBURY, SA

SHEET

SEB-PACKER

DATE/REV: 15/04/2024 / 01

ISSUED FOR: ECD-ELEVATIONS

DATE/REV: 15/04/2024 / 01

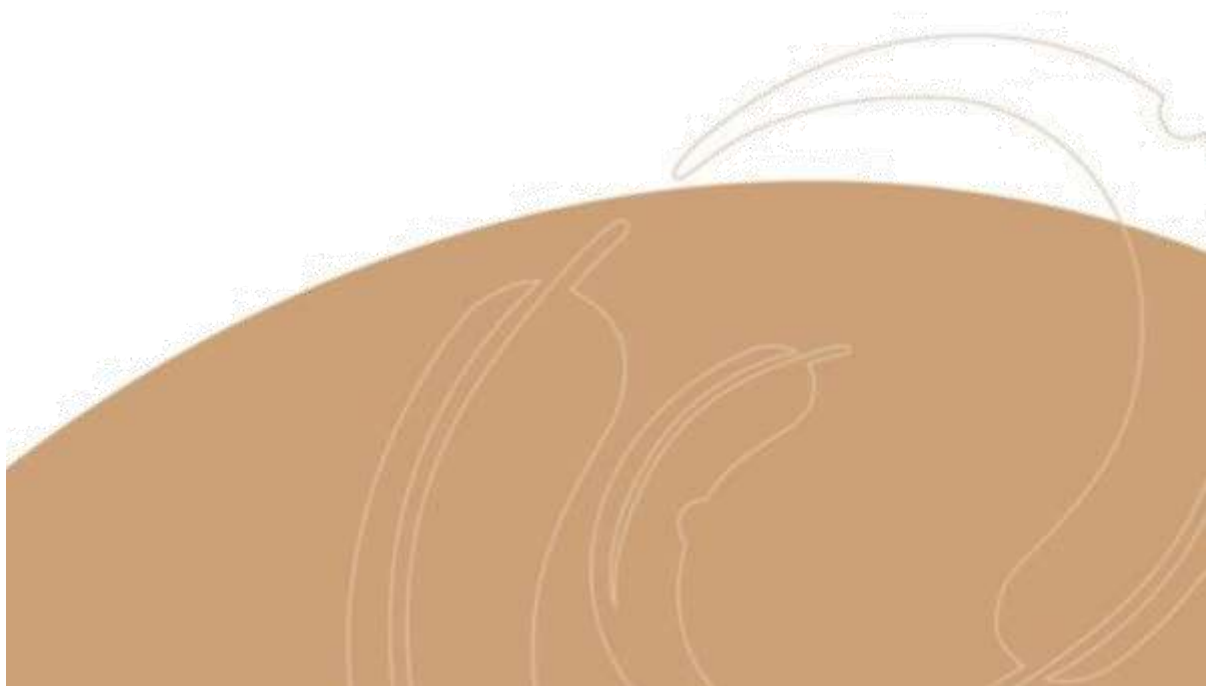
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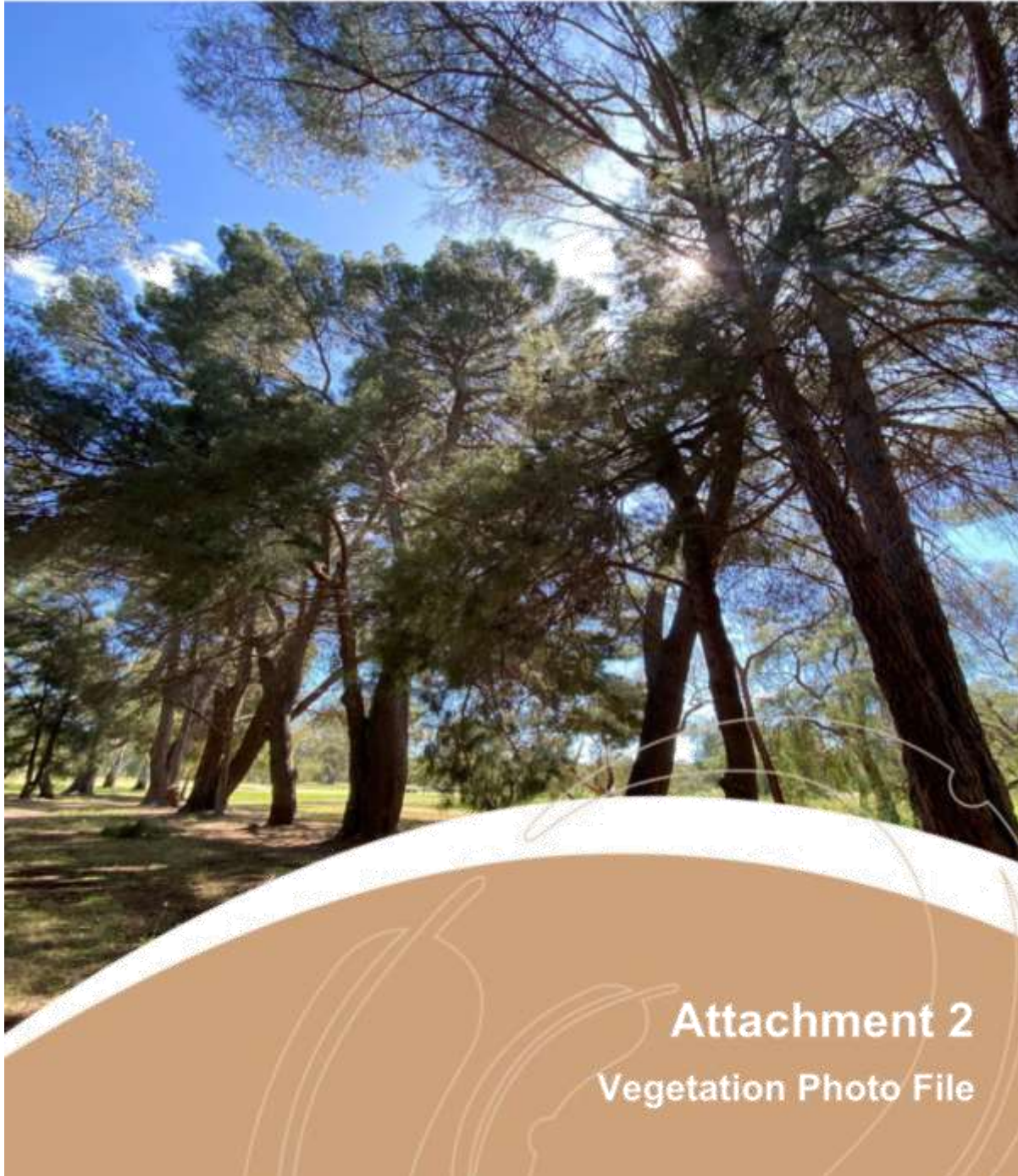


11 ATTACHMENTS

Attachment 1: Photo file







Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

Attachment 1 Vegetation Photo File

16 February 2023

Final

Prepared by EBS Ecology for Strategic Property Advisory Group

Document Control					
Revision No.	Date issued	Authors	Reviewed by	Date Reviewed	Revision type
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EBS Ecology Project Number: EX220911

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Cover photograph: *Aleppo Pines (Pinus halepensis)* located within the Project Area.

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Attachment 2 Vegetation Photo File



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



Attachment 2 Vegetation Photo File



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



Attachment 2 Vegetation Photo File



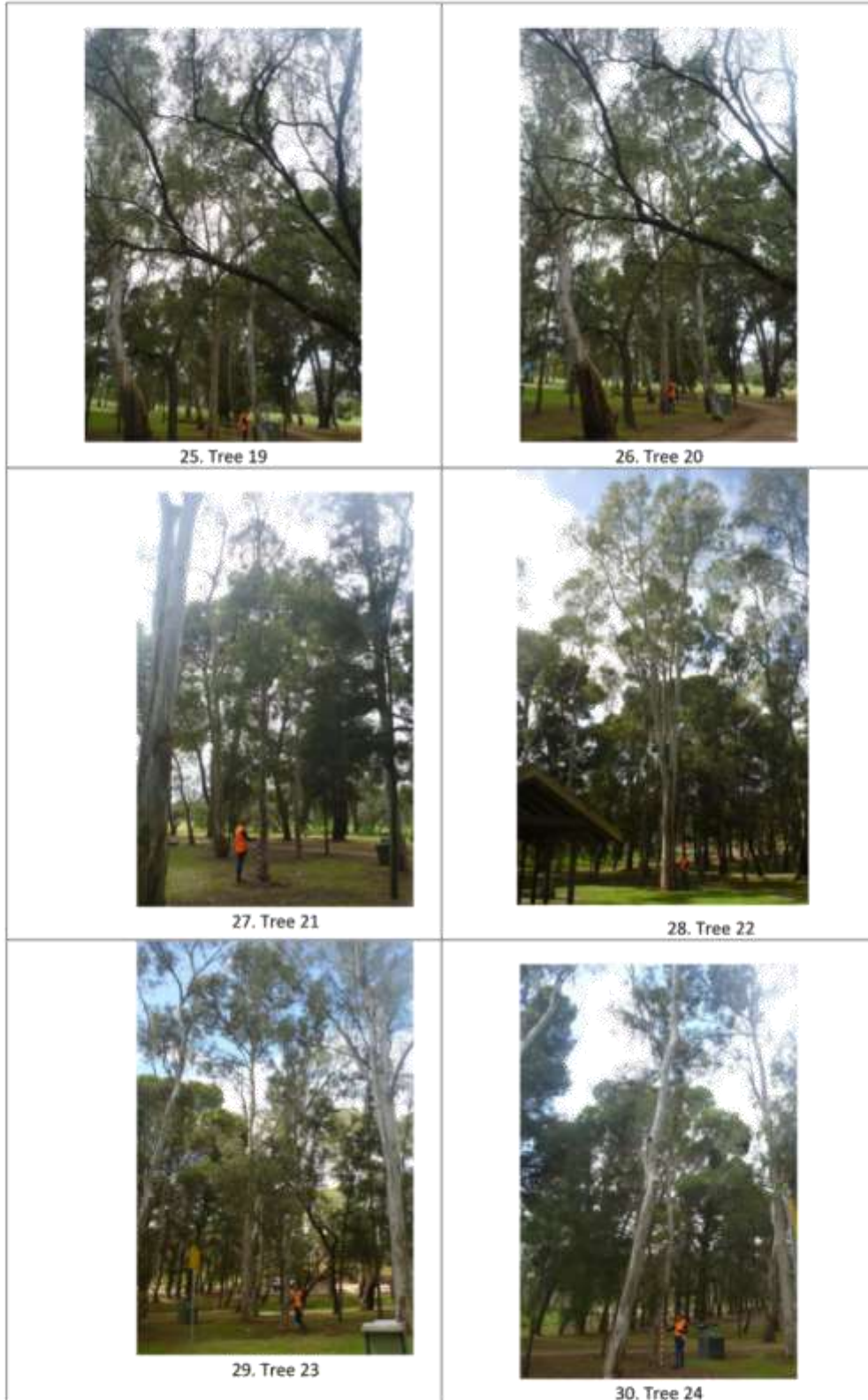
Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

Attachment 2 Vegetation Photo File



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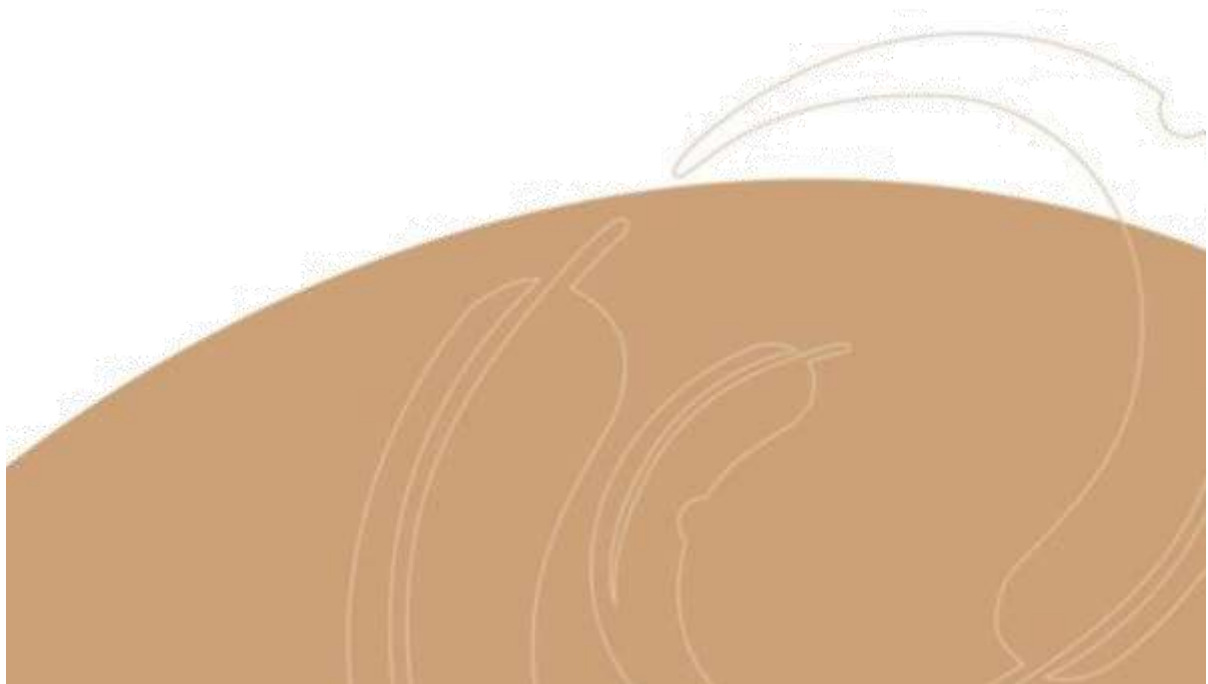


Attachment 2 Vegetation Photo File



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation







APPENDIX 3
Tree Risk
Assessment and
Management
Reports

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



Arboricultural Impact Assessment and Development Impact Report

Site: Tree Climb Salisbury, Harry Bowey Reserve,
Riverdale Drive, Salisbury Park

Date: Wednesday, 6 March 2024

ATS7135-SalisburyDIR



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Appendix A - Tree Assessment Methodology

Appendix B - Tree Assessment Findings

Appendix C - Mapping

Appendix D - Tree Assessment Summary

Appendix E - Tree Protection Zone Guidelines

Report Reference Number: ATS7135-SalisburyDIR

Report prepared for
Carmine Gallarello, Tree Climb SA Pty Ltd (Salisbury)

Author
Marcus Lodge, Senior Consulting Arborist, Arborman Tree Solutions Pty Ltd



Executive Summary

Arborman Tree Solutions has assessed the twenty trees around the site buildings and access points for Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

This report should be read in conjunction with the report prepared by Arborman Tree Solutions dated 9 March 2023 which assessed 87 trees across the whole subject site. The advice contained in this report relates to the updated building design and supersedes the advice in the earlier report for the twenty trees assessed in this report.

The assessment considered twenty trees which are identified as a mix of various one native species, two indigenous species and one exotic species. These trees are not naturally occurring indigenous vegetation and appear to have been planted as part of the landscaping of the area. The majority of trees are considered to be in Good (7 trees) or Fair (12 trees) overall condition and have extended useful life expectancies; the remaining tree, Tree 103 is dead with no opportunity for recovery.

Trees 101, 104 and 106 are Significant trees and Trees 109, 112, 127, 210 and 217 Regulated trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining trees identified in this report are Unregulated. Significant and Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Desired Outcomes', 'Performance Outcomes' and 'Designated Performance Features', none of the Regulated Significant Trees are considered to provide 'important' aesthetic and/or environmental benefit and as such their protection as Regulated/Significant trees that prevents an otherwise reasonable and expected development is not warranted. However, neither do they display factors that indicate its removal is warranted or reasonable.

The Arboricultural Impact Assessment has identified that two unregulated trees in the area of the proposed development will be negatively impacted by the proposed works and require removal. As Tree 105 has a Moderate Retention Rating and Tree 103 Low Retention Rating and neither tree displays attributes that indicate they should be protected their removal to accommodate expected development is reasonable.

Additionally, there are five Regulated trees, three Significant trees and ten Unregulated trees in the area of the proposed development that are unlikely to be negatively impacted by the planned works. Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.



Brief

Arborman Tree Solutions was engaged by Tree Climb SA Pty Ltd (Salisbury) to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the identified trees at Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park. The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the trees and provide mitigation strategies to minimise the impact where appropriate.

This assessment will determine the potential impacts the proposal may have on the trees within the site and recommend impact mitigation strategies in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009) for trees to be retained.

In accordance with section 2.2 of the AS4970-2009 the following information is provided:-

- Assessment of the general condition and structure of the subject trees.
- Identification of the legislative status of trees on site as defined in the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)*, the *Native Vegetation Act 1991*.
- Identify and define the Tree Protection Zone and Structural Root Zone for each tree.
- Identify potential impacts the development may have on tree health and/or stability.
- Recommend impact mitigation strategies in accordance with AS4970-2009 for trees to be retained.
- Provide information in relation to the management of trees.

Documents and Information Provided

The following information was provided for the preparation of this assessment:-

- Email instruction on Scope of Works
- Design Drawings; 23414-C01-B Site Plan; Surveyor Plan 221206 PL12263 Salisbury DET;
- Location Plans PAC 3967_PD_B and PAC 3967_PD_PR1
- RequestForInformation-Application23003207-PlanningConsent1-6456173 (1)
- Updated Site Plans.

Site Location

The trees are located around the office and access points for Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park.



Figure 1: Site Location - Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park



Methodology

The proposed design was reviewed in association with the information in the Design Drawings and CAD files as provided by Tree Climb SA Pty Ltd (Salisbury).

The potential impact of the proposed works on tree condition is considered in accordance with the guidelines in AS4970-2009 *Protection of trees on development sites (AS4970-2009)*. When determining potential impacts of an encroachment into a Tree Protection Zone (TPZ), the following should be considered as outlined in AS4970-2009 section 3.3.4 *TPZ encroachment considerations*:-

- a) Location of roots and root development.
- b) The potential loss of root mass from the encroachment.
- c) Tree species and tolerance to root disturbance.
- d) Age, vigour and size of the tree.
- e) Lean and stability of the tree.
- f) Soil characteristics and volume, topography, and drainage.
- g) The presence of existing or past structures or obstacles affecting root growth.
- h) Design factors.

The impacts on a tree can be varied and are not necessarily consistent with or directly correlated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories:-

- No Impact - no encroachment into the TPZ has been identified.
- Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.
- Low >10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.
- High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree, however it is unlikely to impact on its short-term stability.
- Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees will be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available, and the only option is alternative designs or tree removal.

Regulatory Status, Tree Protection Zones and Development Impacts are shown in Appendix B.

Assessment

Arborman Tree Solutions has assessed the twenty trees around the site buildings and access points for Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites (AS4970-2009)*.

This report should be read in conjunction with the report prepared by Arborman Tree Solutions dated 9 March 2023 which assessed 87 trees across the whole subject site. The advice contained in this report relates to the updated building design and supersedes the advice in the earlier report for the twenty trees assessed in this report.

Tree Assessment

The assessment considered twenty trees which are identified as a mix of various one native species, two indigenous species and one exotic species. These trees are not naturally occurring indigenous vegetation and appear to have been planted as part of the landscaping of the area. The majority of trees are considered to be in Good (7 trees) or Fair (12 trees) overall condition and have extended useful life expectancies; the remaining tree, Tree 103 is dead with no opportunity for recovery.

Table 1 - Tree Identification

Botanic Name	Common Name	Number of Trees	Origin	Tree Numbers
<i>Casuarina cunninghamiana</i>	River She Oak	1	Native	123
<i>Eucalyptus camaldulensis</i>	River Red Gum	6	Indigenous	121, 127, 210, 214, 215 and 217
<i>Eucalyptus leucoxylon</i>	South Australian Blue Gum	1	Indigenous	216
<i>Pinus halepensis</i>	Aleppo Pine	12	Exotic	101-112

Findings on individual tree health and condition are presented in Appendix B - Tree Assessment Findings.

Casuarina cunninghamiana (River She Oak) is a native of New South Wales and Queensland where it is found mainly along the freshwater rivers of the Coastal Strip, Tablelands and the closer Western Slopes. River She Oak is a tall evergreen tree with pendulous branches radiating from a single slender trunk it can reach 20-30 metres in height with a conical crown. River She Oak is highly decorative and is very useful in riverside parks for shelter and shade. It is also commonly used in caravan parks and camping grounds where the breeze through the crown creates a gentle sighing noise that can add to the ambience of the area. This species is tolerant of colder climates it will however grow more slowly and become stunted in form, in warmer environments summer water must be plentiful and regular to ensure a high standard tree is produced.

Eucalyptus camaldulensis (River Red Gum) is a large tree reaching 25-35 metres in height with a broad spreading crown, as the tree matures it can develop buttress roots from its very thick trunk. This species is the most widespread and best known of the Australian eucalypts. As the common name would suggest it is generally found along waterways and on floodplains, despite this it is a very adaptable tree and will grow in a wide variety of soils and conditions. An advantage of this species heritage as a floodplain tree for the urban environment is that it is able to adapt to changes in soil levels and moisture content to a much greater extent than many other eucalypts being able to withstand changes in soil level, drought and water logging for extended periods. This is at least partially due to the species characteristic of deep sinker roots within two to three metres of the trunk that can extend considerable depths into the soil to areas of permanent water.

Eucalyptus leucoxylon (South Australian Blue Gum) is a native of South Australia and will achieve a height of between 15-25 metres, generally with a straight trunk and shapely crown but short bent and gnarled when on



poor soils. South Australian Blue Gum naturally occurs on Kangaroo Island, throughout most of the Mount Lofty Ranges, near Penola extending to the Grampians and some scattered occurrences have been recorded in areas of the southern Flinders Ranges. This species whilst effective in large gardens is generally not recommended for small areas due to its size and reputation, not necessarily warranted, for limb loss. South Australian Blue Gum is generally cultivated for shade, timber (woodlots) and honey production.

Pinus halepensis (Aleppo Pine) is a large tree reaching 12 - 18 metres in height with a broad spreading crown of 8 - 12 metres. A native of the Mediterranean region where the climate typically consists of hot dry summers, only occasional severe winters and low annual rainfall usually 250mm or less, this species has adapted well to the conditions in the Adelaide region. *Pinus halepensis* (Aleppo Pine) has the distinction of being one of the few Pines that is able to grow successfully over limestone sub-soils and in a wide range of soil types from moderately heavy clays to relatively sandy soils, unfortunately, this has seen the tree become a weed species in certain areas. *Pinus halepensis* (Aleppo Pine) is not generally recommended for suburban gardens however it is often used in rural and semi-rural plantings as a windbreak and to assist with soil stabilization. This species is very hardy and generally has good structure.

Legislative Assessment

Trees 101, 104 and 106 are Significant trees and Trees 109, 112, 127, 210 and 217 Regulated trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining trees identified in this report are Unregulated. Significant and Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Desired Outcomes', 'Performance Outcomes' and 'Designated Performance Features', none of the Regulated Significant Trees are considered to provide 'important' aesthetic and/or environmental benefit and as such their protection as Regulated/Significant trees that prevents an otherwise reasonable and expected development is not warranted. However, neither do they display factors that indicate its removal is warranted or reasonable.

Table 2 - Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Significant	3	101, 104 and 106
Regulated	5	109, 112, 127, 210 and 217
Unregulated	12	102, 103, 105, 107, 108, 110, 111, 121, 123 and 214-216

Retention Assessment

Trees that provide important environmental and/or aesthetic contribution to the area, are in good condition scored a High Retention Rating and conservation of these trees is encouraged. Trees that score a Moderate Retention Rating provide a level of environmental and/or aesthetic benefit, however not to an important level; these trees should be retained if they can be adequately protected. Trees identified as not suitable for retention or attained a Low Tree Retention Rating, displayed one or a number of the following attributes:-

- a) provide limited environmental/aesthetic benefit,
- b) short lived species,
- c) represent a material risk to persons or property,
- d) identified as causing or threatening to cause substantial damage to a structure of value,
- e) limited Useful Life Expectancy, and
- f) young and easily replaced.

The Tree 216, an unregulated tree, is considered to be suitable for retention as it achieved a High Retention Rating, indicating it provides aesthetic and/or environmental benefit that warrant its retention as an important tree.

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



The remaining trees achieve a Moderate or Low Retention Rating. Trees that achieve a Moderate Retention Rating are worthy of consideration for retention if they can be adequately protected in an otherwise reasonable and expected development. The trees that achieve a Low Retention Rating should not form a constraint to an otherwise reasonable and expected development.

Table 3 - Retention Rating

Retention Rating	Number of Trees	Tree Numbers
High	1	216
Moderate	15	101, 104-107, 109, 110, 112, 121, 123, 127, 210, 214, 215 and 217
Low	4	102, 103, 108 and 111

Note: There are no trees on site that are identified as 'Special Value' trees due to their cultural or environmental value that would override their retention rating.

Encroachment and Impact Assessment

Within AS4970-2009, relevant information is provided to assist with determining the impact on trees when developing in close proximity to them. Any tree that requires protection should be retained whilst remaining viable during and post development. Further guidance on how to suitably manage any proposed or encountered encroachments is identified in AS4970-2009. When assessing potential impacts, a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) are the principle means of protecting a tree and are provided in accordance with AS4970-2009 section 1.4.5 and 3.2. This standard has been applied to ensure trees identified for retention remain viable and the redevelopment is achievable.

There is no new encroachment into the TPZ of Trees 121, 127, 210 and 217 and therefore there is not expected to be any impact on the long-term viability of these trees as a result of the proposed development. The new encroachment for Trees 214 and 216 is less than 10% of the TPZ area and does not impact the SRZ, this type of encroachment is recognised as 'Minor' as defined in AS4970-2009 (See Appendix C - Mapping). This level of encroachment results in a Low impact and additional root investigations are not required, warranted and have not been recommended in this instance.

The encroachment for twelve trees is greater than 10% of the total TPZ area and is therefore classified as a 'Major Encroachment' as defined in AS4970-2009. AS4970-2009 also identifies relevant factors that should be considered when determining the 'impact' of encroachments such as this; these considerations are listed under section 3.3.4 *TPZ encroachment considerations*. When considering these factors, the proposed encroachment is unlikely to result in tree damaging activity that will result in the decline, death or failure of the trees and is therefore considered to be a Low Impact.

The following discusses the relevant factors of AS4970-2009 section 3.3.4 *TPZ encroachment considerations* for these trees:-

- 3.3.4 (d), '*Age, vigour and size of the tree*'.
The trees are mature and display good health and vitality, indicating they can tolerate the proposed level of encroachment without noticeable impacts. Healthy and vigorous trees can manage various levels of pruning, demolition of existing structures, changes in soil grade and moisture, soil compaction and other root zone encroachments and are better able to adapt to the new site conditions once the development phase has been completed.
- 3.3.4 (h), '*Design factors*'.
Although it is unlikely that any roots will be encountered during the redevelopment phase, low impact methodologies and materials have been recommended to ensure these trees are not impacted by the proposal. The design incorporates the Surefoot support system which requires no excavation and minimises impact on the root system; effectively this is a pier and beam type system without the need to dig for the piers.



The encroachment for Trees 103 and 105 is greater than 20% and will cause tree damaging activity that will result in the decline, death or failure of these trees, noting that Tree 103 is already dead. The encroachment for these trees impacts the SRZ and the trunk and as such they are considered to be Conflicted by the proposed development.

Table 4 - Development Impact

Impact	Number of Trees	Tree Numbers
Conflicted	2	103 and 105
Low	14	101, 102, 104, 106-112, 123 and 214-216
No Impact	4	121, 127, 210 and 217



Conclusion

The Arboricultural Impact Assessment has identified that two unregulated trees in the area of the proposed development will be negatively impacted by the proposed works and require removal. As Tree 105 has a Moderate Retention Rating and Tree 103 Low Retention Rating and neither tree displays attributes that indicate they should be protected their removal to accommodate expected development is reasonable.

Additionally, there are five Regulated trees, three Significant trees and ten Unregulated trees in the area of the proposed development that are unlikely to be negatively impacted by the planned works. Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.

Recommendation

Tree Protection

Whilst the viability of the trees to be retained is unlikely to be impacted by the proposed works, there is potential for incidental damage and as such, Tree Protection is recommended as part of this construction.

The following is recommended as a minimum:-

1. Ensure all work requirements/activities in the vicinity of these trees are discussed and designed in consultation with the Project Arborist, i.e. no machinery operation in the vicinity of the trees without a Tree Protection Plan.
2. A Tree Protection Zone fence is to be erected to ensure access to the root zone is restricted. The fence is to be installed prior to the commencement of all other site works including demolition.
3. If machinery access is required within the TPZ, ground protection is to be installed in consultation with the Project Arborist to ensure tree roots are not damaged.

These recommendations have been provided to ensure the balance between development and arboricultural management have been addressed and considered. If the recommendations are followed and adhered to the subject trees will not be negatively impacted by this proposal.

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please contact me and I will be happy to be of assistance.

Yours sincerely,

MARCUS LODGE
Senior Consulting Arborist
Institute of Australian Consulting Arboriculturists – Accredited Consultant
Australian Arborist License AL11
Diploma in Arboriculture
ISA – Tree Risk Assessment Qualification
VALID Tree Risk Assessment (VALID)
Native Vegetation Council Trained Arborist





Definitions

Circumference:	trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the <i>Planning, Development and Infrastructure Act 2016 (PDI Act 2016)</i> .
Diameter at Breast Height:	trunk diameter measured at 1.4 metres above ground level used to determine the Tree Protection Zone as described in Australian Standard AS4970-2009 <i>Protection of trees on development sites</i> .
Diameter at Root Buttress:	trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2009 <i>Protection of trees on development sites</i> and is used to determine the Structural Root Zone.
Tree Damaging Activity	Tree damaging activity includes those activities described within the <i>Planning, Development and Infrastructure Act 2016 (PDI Act 2016)</i> , such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the TPZ. Can also include forms of pruning above and below the ground.
Tree Protection Zone:	area of root zone that should be protected to prevent substantial damage to the tree's health.
Structural Root Zone:	calculated area within the tree's root zone that is considered essential to maintain tree stability.
Project Arborist	a person with the responsibility for conducting a tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The Project Arborist must be competent in arboriculture, having acquired through training, minimum Australian Qualification Framework (AQTF) Level 5, Diploma of Horticulture (Arboriculture) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by this standard.
Encroachment:	the area of a Tree Protection Zone that is within the proposed development area.
Impact:	the effect on tree health, structure and/or viability as a result of required works associated with the proposed development within the TPZ or the vicinity of the tree(s).

References

Australian Standard AS4970-2009 *Protection of trees on development sites*: Standards Australia.

Matheny N. Clark J. 1998: *Trees and Development a Technical Guide to Preservation of Trees During Land Development*. International Society of Arboriculture, Champaign, Illinois, USA.



Appendix A - Tree Assessment Methodology



Tree Assessment Form (TAF©)

Record	Description
Tree	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species living for hundreds or thousands of seasons.
Genus and Species	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. <i>Eucalyptus</i> , <i>Fraxinus</i> and <i>Melaleuca</i> . Species identifies the specific tree within the genus e.g. <i>Eucalyptus camaldulensis</i> , <i>Fraxinus griffithi</i> or <i>Melaleuca styphelioides</i> . Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. <i>Melia azedarach</i> is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Bead-tree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the <i>Casuarina</i> , <i>Eucalyptus</i> and <i>Quercus</i> genus's respectively.
Height	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges: <5m, 5-10m, 10-15m and >20m.
Spread	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.
Health	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
Structure	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
Tree Risk Assessment	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.
Legislative Status	Legislation status is identified through the interpretation of the <i>Development Act 1993</i> , the <i>Natural Resource Management Act 2004</i> , the <i>Native Vegetation Act 1991</i> and/or any other legislation that may apply.
Mitigation	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 <i>Pruning amenity trees</i> where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.



Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as <i>Acacia</i> sp. may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.



Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

Tree Form Assessment (TFA©)

Category	Description
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantially failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.

Priority

Category	Description
Low	Identified works within this priority should be carried out within 12 months.
Medium	Identified works within this priority should be carried out within 6 months.
High	Identified works within this priority should be carried out within 3 months.
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.



Tree Retention Rating (TRR)

The Tree Retention Rating is based on a number of factors that are identified as part of the standard tree assessment criteria including Condition, Size, Environmental, Amenity and Special Values. These factors are combined in a number of matrices to provide a Preliminary Tree Retention Rating and a Tree Retention Rating Modifier which combine to provide a Tree Retention Rating that is measurable, consistent and repeatable

Preliminary Tree Retention Rating

The Preliminary Tree Retention Rating is conducted assessing Tree Health and Structure to give an overall Condition Rating and Height and Spread to give an overall Size Rating. The following matrices identify how these are derived.

Condition Matrix				
Structure	Health			
	Good	Fair	Poor	Dead
Good	Good	Fair	Poor	Very Poor
Fair	Fair	Fair	Poor	Very Poor
Poor	Poor	Poor	Poor	Very Poor
Failed	Very Poor	Very Poor	Very Poor	Very Poor

Size Matrix					
Spread	Height				
	>20	15-20	10-15	5-10	<5
>20	Very Large	Large	Medium	Medium	Medium
15-20	Large	Large	Medium	Medium	Medium
10-15	Medium	Medium	Medium	Medium	Medium
5-10	Medium	Medium	Medium	Small	Small
<5	Medium	Medium	Medium	Small	Very Small

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	Condition			
	Good	Fair	Poor	Very Poor
Very Large	High	Moderate	Low	Low
Large	High	Moderate	Low	Low
Medium	Moderate	Moderate	Low	Low
Small	Moderate	Low	Low	Low
Very Small	Low	Low	Low	Low

The Preliminary Tree Retention Rating gives a base rating for all trees regardless of other environmental and/or amenity factors and any Special Value considerations. The Preliminary Tree Retention Rating can only be modified if these factors are considered to be of high or low enough importance to warrant increasing or, in a few cases, lowering the original rating.



Tree Retention Rating Modifier

The Preliminary Tree Retention Rating is then qualified against the recognised Environmental and Amenity benefits that trees present to the community thereby providing a quantitative measure to determine the overall Tree Retention Rating. Data is collected in relation to Environmental and Amenity attributes which are compared through a set of matrices to produce a Tree Retention Rating Modifier.

Environmental Matrix				
Origin	Habitat			
	High Habitat	Medium	Low	No Habitat
Indigenous	High	Moderate	Moderate	Low
Native	Moderate	Moderate	Low	Low
Exotic	Moderate	Low	Low	Low
Weed	Moderate	Low	Low	Low

Amenity Matrix				
Character	Aesthetics			
	High	Moderate	Low	None
High	High	High	Moderate	Moderate
Moderate	High	Moderate	Moderate	Low
Low	Moderate	Moderate	Low	Low
None	Moderate	Low	Low	Low

Tree Retention Rating Modifier			
Amenity	Environment		
	High	Moderate	Low
High	High	High	Moderate
Moderate	High	Moderate	Moderate
Low	Moderate	Moderate	Low

Tree Retention Rating

The results of the Preliminary Tree Retention Rating and the Tree Retention Rating Modifier matrices are combined in a final matrix to give the actual Tree Retention Rating.

Tree Retention Rating Matrix			
Tree Retention Rating Modifier	Preliminary Tree Retention Rating		
	High	Moderate	Low
High	High	High	Moderate
Moderate	Moderate	Moderate	Low
Low	Moderate	Low	Low



Special Value Trees

Trees can have 'Special Value' for reasons outside of normal Arboricultural assessment protocols and therefore would not have been considered in the assessment to this point; to allow for this a Special Value characteristic that can override the Tree Retention Rating can be selected. Special Value characteristics that could override the Tree Retention Rating would include factors such as the following:

Cultural Values

Memorial Trees, Avenue of Honour Trees, Aboriginal Heritage Trees, Trees planted by Dignitaries and various other potential categories.

Environmental Values

Rare or Endangered species, Remnant Vegetation, Important Habitat for rare or endangered wildlife, substantial habitat value in an important biodiversity area and various other potential categories.

Where a tree achieves one or more Special Value characteristics the Tree Retention Rating will automatically be overridden and assigned the value of Important.

Tree Retention Rating Definitions

- Special Value** These trees will in all instances be required to be retained within any future development/redevelopment. It is highly unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees will have either important cultural or environmental value, that warrant their protection regardless of other Arboricultural considerations.
- High** These trees will in most instances be required to be retained within any future development/redevelopment. It is unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees in this category will provide a high level of amenity and/or environmental benefit and are still good overall condition.
- Moderate** Trees with a moderate retention rating provide limited environmental benefit and amenity to the area. These trees may be semi mature or exotic species with limited environmental value. Moderate trees may also be large trees that display fair overall condition.
- Low** These trees may not be considered suitable for retention in a future development or redevelopment. These trees will either be young trees that are easily replaced or in poor overall condition. Trees in this category do not warrant special works or design modifications to allow for their retention. Trees in this category are likely to be approved for removal and/or other tree damaging activity in an otherwise reasonable and expected development. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.



Development Impact Assessment

Potential development impacts were determined in accordance with Australian Standard 4970-2009 *Protection of trees on development sites*. The identification of the impact of development considers a number of factors including the following:

- a. The extent of encroachment into a tree's Tree Protection Zone by the proposed development as a percentage of the area.
- b. Results of any non-destructive exploratory investigations that may have occurred to determine root activity.
- c. Any required pruning that may be needed to accommodate the proposed development.
- d. Tree species and tolerance to root disturbance.
- e. Age, vigour and size of the tree.
- f. Lean and stability of the tree.
- g. Soil characteristics and volume, topography and drainage.
- h. The presence of existing or past structures or obstacles potentially affecting root growth.
- i. Design factors incorporated into the proposed development to minimise impact.

The impacts on a tree can be varied and are not necessarily consistent with or directly correlated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories: -

- No Impact - no encroachment into the TPZ has been identified.
- Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.
- Low >10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.
- High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree however it is unlikely to impact on its short-term stability.
- Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.



Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees should be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.



Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available and the only option is alternative designs or tree removal.




Appendix B - Tree Assessment Findings

Pinus halepensis		Tree No: 101
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Tree Protection Zone:	13.08 metres	
Structural Root Zone:	3.61 metres	
Observations		
<p>This tree is in good health however has fair overall condition due to the presence of stable included bark in the primary trunk division. There is deadwood within the crown but not at a level that would indicate reduced health and is typical of the species. This tree has vegetation growing in its main bifurcation union. The surveyor has tagged this tree as number 01667.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact		Low
<p>The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.</p>		
Action		Specialised Construction
<p>Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 102
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>10 years	
Tree Protection Zone:	4.68 metres	
Structural Root Zone:	2.34 metres	
Observations		
<p>This tree has been lopped with the majority of the crown being formed from epicormic regrowth reducing its overall structural rating. Additionally, this tree has a moderately increased level of deadwood and reduced foliage density. This tree has been previously lopped, removing a primary bifurcation. Located south of tree 01667.</p>		
Legislative Status		Unregulated
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Low
<p>This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.</p>		
Development Impact		Low
<p>The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.</p>		
Action		Specialised Construction
<p>Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 103
Aleppo Pine		
Inspected:	22 February 2023	
Height:	<5 metres	
Spread:	<5 metres	
Health:	Dead	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	Surpassed	
Tree Protection Zone:	Dead Tree	
Structural Root Zone:	1.91 metres	
Observations		
This tree is dead with no opportunity for remediation. Located south of tree 01666.		
Legislative Status		Unregulated
This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.		
Retention Rating		Low
This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.		
Development Impact		Conflicted
This tree is in the building envelope and the encroachment affects the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.		
Action		Removal Required
Tree removal is required to facilitate the proposed development.		



Pinus halepensis		Tree No: 104
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Tree Protection Zone:	15.00 metres	
Structural Root Zone:	3.93 metres	
Observations		
<p>This tree is in good health, there is obvious deadwood within the crown but is typical of the species and not an indicator of ill health. However, this tree has a reduced structural rating due to being previously lopped. The surveyor has tagged this tree as number 01666.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact		Low
<p>The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.</p>		
Action		Specialised Construction
<p>Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 105
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Tree Protection Zone:	7.56 metres	
Structural Root Zone:	2.87 metres	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has marked this tree as number 01665.</p>		
Legislative Status		Unregulated
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact		Conflicted
<p>This tree is in the building envelope and the encroachment affects the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.</p>		
Action		Removal Required
<p>Tree removal is required to facilitate the proposed development.</p>		
		
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Pinus halepensis
Tree No: 106

Aleppo Pine


Inspected:	22 February 2023
Height:	>20 metres
Spread:	15-20 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	14.76 metres
Structural Root Zone:	3.80 metres

Observations

The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01664.





Legislative Status	Significant
This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.	
Retention Rating	Moderate
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.	
Development Impact	Low
The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.	
Action	Specialised Construction
Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.	





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<i>Pinus halepensis</i>		Tree No: 107
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Tree Protection Zone:	7.20 metres	
Structural Root Zone:	2.81 metres	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree has a significant lean towards the adjacent tree to the south. Located south of tree 01664.</p>		
Legislative Status		Unregulated
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact		Low
<p>The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.</p>		
Action		Specialised Construction
<p>Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 108
Aleppo Pine		
Inspected:	22 February 2023	
Height:	5-10 metres	
Spread:	<5 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>10 years	
Tree Protection Zone:	4.56 metres	
Structural Root Zone:	2.32 metres	
Observations		
<p>This tree is considered to be in good health and fair overall condition as evidenced by the history of branch failure and the crown containing epicormic growth. This tree is Located second tree south of 01664.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating	Low	
<p>This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.</p>		
Development Impact	Low	
<p>The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.</p>		
Action	Specialised Construction	
<p>Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.</p>		
		
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Pinus halepensis
Tree No: 109

Aleppo Pine


Inspected:	22 February 2023
Height:	>20 metres
Spread:	15-20 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	10.80 metres
Structural Root Zone:	3.34 metres

Observations

The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. This tree is located third south of 01664.





Legislative Status	Regulated
This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.	
Retention Rating	Moderate
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.	
Development Impact	Low
The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.	
Action	Specialised Construction
Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.	





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Pinus halepensis		Tree No: 110
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Tree Protection Zone:	5.64 metres	
Structural Root Zone:	2.53 metres	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. Located second tree North of tree 01647.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating	Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact	Low	
<p>The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.</p>		
Action	Specialised Construction	
<p>Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 111
Aleppo Pine		
Inspected:	22 February 2023	
Height:	5-10 metres	
Spread:	5-10 metres	
Health:	Fair	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	<10 years	
Tree Protection Zone:	4.44 metres	
Structural Root Zone:	2.30 metres	
Observations		
<p>This tree has been lopped with the majority of the crown being formed from epicormic regrowth reducing its overall structural rating. Additionally, this tree has a moderately increased level of deadwood and reduced foliage density. This tree is in poor overall condition and may be considered for removal. Located north of 01647.</p>		
Legislative Status		Unregulated
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Low
<p>This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.</p>		
Development Impact		Low
<p>The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.</p>		
Action		Specialised Construction
<p>Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.</p>		
		
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Pinus halepensis Tree No: 112

Aleppo Pine


Inspected:	22 February 2023
Height:	>20 metres
Spread:	15-20 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	9.72 metres
Structural Root Zone:	3.20 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01647.



Legislative Status	Regulated
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>	
Retention Rating	Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>	
Development Impact	Low
<p>The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.</p>	
Action	Specialised Construction
<p>Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.</p>	




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<i>Eucalyptus camaldulensis</i>		Tree No: 121
River Red Gum		
Inspected:	22 February 2023	
Height:	5-10 metres	
Spread:	<5 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>10 years	
Tree Protection Zone:	2.40 metres	
Structural Root Zone:	1.79 metres	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. This tree is west of tree tag 01664.</p>		
Legislative Status		Unregulated
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact		No Impact
<p>No encroachment into the Tree Protection Zone area has been identified.</p>		
Action		Protect Root Zone
<p>Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.</p>		



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Casuarina cunninghamiana		Tree No: 123
River She Oak		
Inspected:	22 February 2023	
Height:	10-15 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Tree Protection Zone:	4.20 metres	
Structural Root Zone:	2.25 metres	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree is located west of tree tag 01647.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating	Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact	Low	
<p>The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.</p>		
Action	Specialised Construction	
<p>Low impact construction methods have been recommended and the design has incorporated the Surefoot support system which requires no excavation and minimises impact on the root system.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 127
River Red Gum		
Inspected:	22 February 2023	
Height:	10-15 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Tree Protection Zone:	7.80 metres	
Structural Root Zone:	2.90 metres	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. The surveyor has tagged this tree as number 01632.</p>		
Legislative Status		Regulated
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact		No Impact
<p>No encroachment into the Tree Protection Zone area has been identified.</p>		
Action		Protect Root Zone
<p>Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.</p>		




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<i>Eucalyptus camaldulensis</i>		Tree No: 210
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Tree Protection Zone:	9.00 metres	
Structural Root Zone:	3.09 metres	
Observations		
<p>This tree is considered to be in good health and fair overall condition as evidenced by the history of branch failure and the crown containing epicormic growth. The surveyor has tagged this tree as number 01630.</p>		
Legislative Status		Regulated
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact		No Impact
<p>No encroachment into the Tree Protection Zone area has been identified.</p>		
Action		Protect Root Zone
<p>Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.</p>		





<i>Eucalyptus camaldulensis</i>		Tree No: 214
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Tree Protection Zone:	4.80 metres	
Structural Root Zone:	2.37 metres	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01646.</p>		
Legislative Status		Unregulated
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact		Low
<p>The identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.</p>		
Action		Protect Root Zone
<p>Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 215
River Red Gum		
Inspected:	22 February 2023	
Height:	<5 metres	
Spread:	<5 metres	
Health:	Good	
Structure:	Good	
Form:	Good	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Tree Protection Zone:	4.80 metres	
Structural Root Zone:	2.37 metres	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01629. The trunk diameter has been estimated due to a measurement recording error.</p>		
Legislative Status		Unregulated
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact		Low
<p>The identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.</p>		
Action		Protect Root Zone
<p>Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.</p>		
		
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<i>Eucalyptus leucoxylon</i>		Tree No: 216
South Australian Blue Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>10 years	
Tree Protection Zone:	6.00 metres	
Structural Root Zone:	2.59 metres	
Observations		
<p>This tree is considered to be in fair overall condition due to it having a moderate history of branch failure impacting its structural rating and therefore its overall condition. The surveyor has tagged this tree as number 01631.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating	High	
<p>This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.</p>		
Development Impact	Low	
<p>The identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.</p>		
Action	Protect Root Zone	
<p>Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 217
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Fair	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Tree Protection Zone:	8.04 metres	
Structural Root Zone:	2.95 metres	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density throughout the crown. The surveyor has tagged this tree as number 01638.</p>		
Legislative Status		Regulated
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, could be approved if it is shown that alternative design solutions are not available.</p>		
Development Impact		No Impact
<p>No encroachment into the Tree Protection Zone area has been identified.</p>		
Action		Protect Root Zone
<p>Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.</p>		



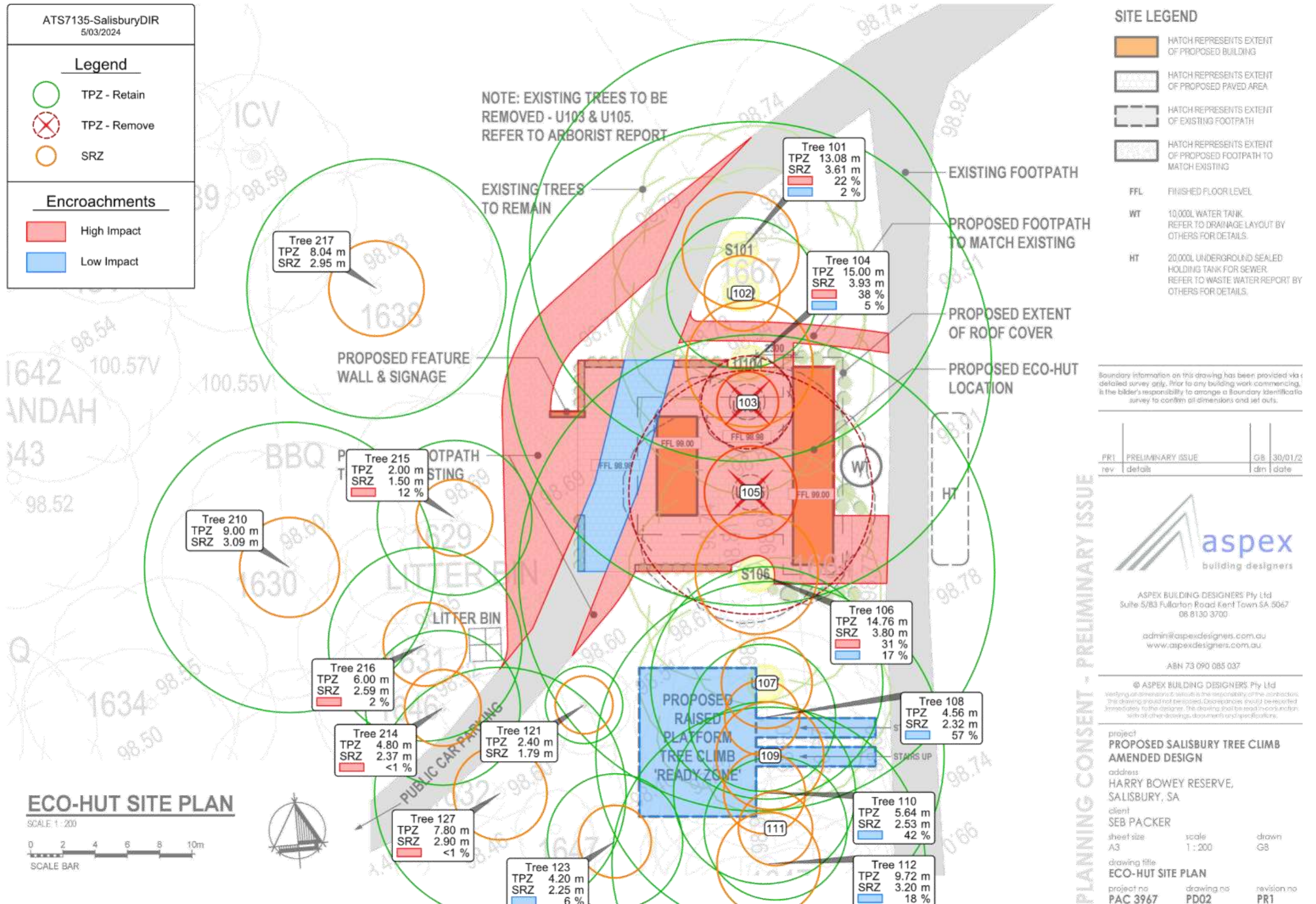
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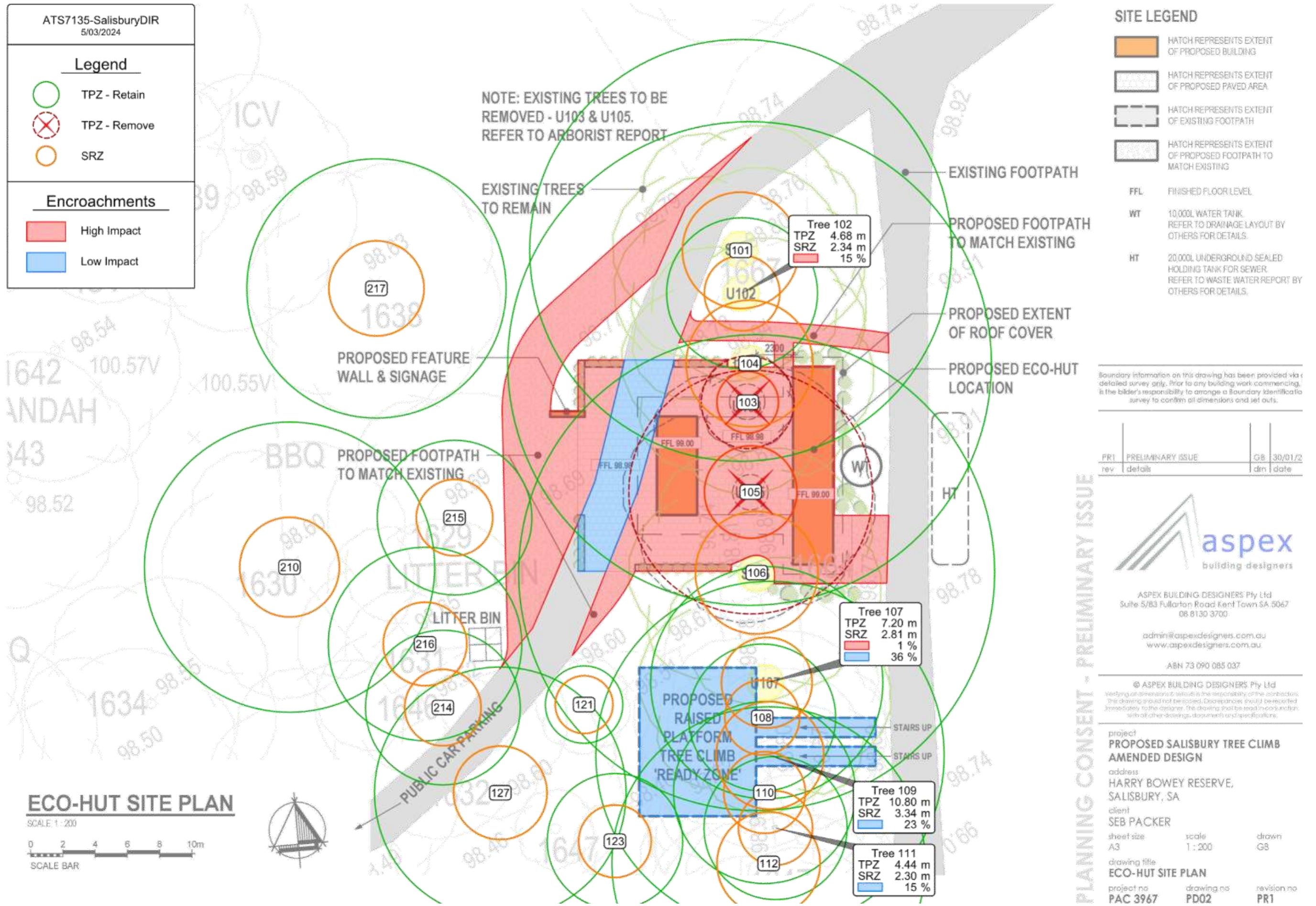
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Appendix C - Mapping







Appendix D - Tree Assessment Summary



Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
101	<i>Pinus halepensis</i>	Significant	Moderate	Low	13.08 metres	This tree is in good health however has fair overall condition due to the presence of stable included bark in the primary trunk division. There is deadwood within the crown but not at a level that would indicate reduced health and is typical of the species. This tree has vegetation growing in its main bifurcation union. The surveyor has tagged this tree as number 01667.	Specialised Construction
102	<i>Pinus halepensis</i>	Unregulated	Low	Low	4.68 metres	This tree has been lopped with the majority of the crown being formed from epicormic regrowth reducing its overall structural rating. Additionally, this tree has a moderately increased level of deadwood and reduced foliage density. This tree has been previously lopped, removing a primary bifurcation. Located south of tree 01667.	Specialised Construction
103	<i>Pinus halepensis</i>	Unregulated	Low	Conflicted	Dead Tree	This tree is dead with no opportunity for remediation. Located south of tree 01666.	Removal Required
104	<i>Pinus halepensis</i>	Significant	Moderate	Low	15.00 metres	This tree is in good health, there is obvious deadwood within the crown but is typical of the species and not an indicator of ill health. However, this tree has a reduced structural rating due to being previously lopped. The surveyor has tagged this tree as number 01666.	Specialised Construction
105	<i>Pinus halepensis</i>	Unregulated	Moderate	Conflicted	7.56 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has marked this tree as number 01665.	Removal Required



Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
106	<i>Pinus halepensis</i>	Significant	Moderate	Low	14.76 metres	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01664.	Specialised Construction
107	<i>Pinus halepensis</i>	Unregulated	Moderate	Low	7.20 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree has a significant lean towards the adjacent tree to the south. Located south of tree 01664.	Specialised Construction
108	<i>Pinus halepensis</i>	Unregulated	Low	Low	4.56 metres	This tree is considered to be in good health and fair overall condition as evidenced by the history of branch failure and the crown containing epicormic growth. This tree is Located second tree south of 01664.	Specialised Construction
109	<i>Pinus halepensis</i>	Regulated	Moderate	Low	10.80 metres	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. This tree is located third south of 01664.	Specialised Construction
110	<i>Pinus halepensis</i>	Unregulated	Moderate	Low	5.64 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. Located second tree North of tree 01647.	Specialised Construction

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Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
111	<i>Pinus halepensis</i>	Unregulated	Low	Low	4.44 metres	This tree has been lopped with the majority of the crown being formed from epicormic regrowth reducing its overall structural rating. Additionally, this tree has a moderately increased level of deadwood and reduced foliage density. This tree is in poor overall condition and may be considered for removal. Located north of 01647.	Specialised Construction
112	<i>Pinus halepensis</i>	Regulated	Moderate	Low	9.72 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01647.	Specialised Construction
121	<i>Eucalyptus camaldulensis</i>	Unregulated	Moderate	No Impact	2.40 metres	This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. This tree is west of tree tag 01664.	Protect Root Zone
123	<i>Casuarina cunninghamiana</i>	Unregulated	Moderate	Low	4.20 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree is located west of tree tag 01647.	Specialised Construction
127	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	No Impact	7.80 metres	This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. The surveyor has tagged this tree as number 01632.	Protect Root Zone



Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
210	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	No Impact	9.00 metres	This tree is considered to be in good health and fair overall condition as evidenced by the history of branch failure and the crown containing epicormic growth. The surveyor has tagged this tree as number 01630.	Protect Root Zone
214	<i>Eucalyptus camaldulensis</i>	Unregulated	Moderate	Low	4.80 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01646.	Protect Root Zone
215	<i>Eucalyptus camaldulensis</i>	Unregulated	Moderate	Low	4.80 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01629. The trunk diameter has been estimated due to a measurement recording error.	Protect Root Zone
216	<i>Eucalyptus leucoxylon</i>	Unregulated	High	Low	6.00 metres	This tree is considered to be in fair overall condition due to it having a moderate history of branch failure impacting its structural rating and therefore its overall condition. The surveyor has tagged this tree as number 01631.	Protect Root Zone
217	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	No Impact	8.04 metres	This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density throughout the crown. The surveyor has tagged this tree as number 01638.	Protect Root Zone



Appendix E - Tree Protection Zone Guidelines

Tree Protection Zone General Specifications and Guidelines

The Tree Protection Zone(s) is identified on the site plan. The TPZ is an area where construction activities are regulated for the purposes of protecting tree viability. The TPZ should be established so that it clearly identifies and precludes development/construction activities including personnel.

If development activities are required within the TPZ then these activities must be reviewed and approved by the Project Arborist. Prior to approval, the Project Arborist must be certain that the tree(s) will remain viable as a result of this activity.

Work Activities Excluded from the Tree Protection Zone:

- a) Machine excavation including trenching;
- b) Excavation for silt fencing;
- c) Cultivation;
- d) Storage;
- e) Preparation of chemicals, including preparation of cement products;
- f) Parking of vehicles and plant;
- g) Refuelling;
- h) Dumping of waste;
- i) Wash down and cleaning of equipment;
- j) Placement of fill;
- k) Lighting of fires;
- l) Soil level changes;
- m) Temporary or permanent installation of utilities and signs, and
- n) Physical damage to the tree.

Protective Fencing

Protective fencing must be installed around the identified Tree Protection Zone (See Figure1). The fencing should be chain wire panels and compliant with AS4687 - 2007 *Temporary fencing and hoardings*. Shade cloth or similar material should be attached around the fence to reduce dust, other particulates and liquids entering the protected area.

Temporary fencing on 28kg bases are recommended for use as this eliminates any excavation requirements to install fencing. Excavation increase the likelihood of root damage therefore should be avoided where possible throughout the project.

Existing perimeter fencing and other structures may be utilised as part of the protective fencing.

Any permanent fencing should be post and rail with the set out determined in consultation with the Project Arborist.

Where the erection of the fence is not practical the Project Arborist is to approve alternative measures.

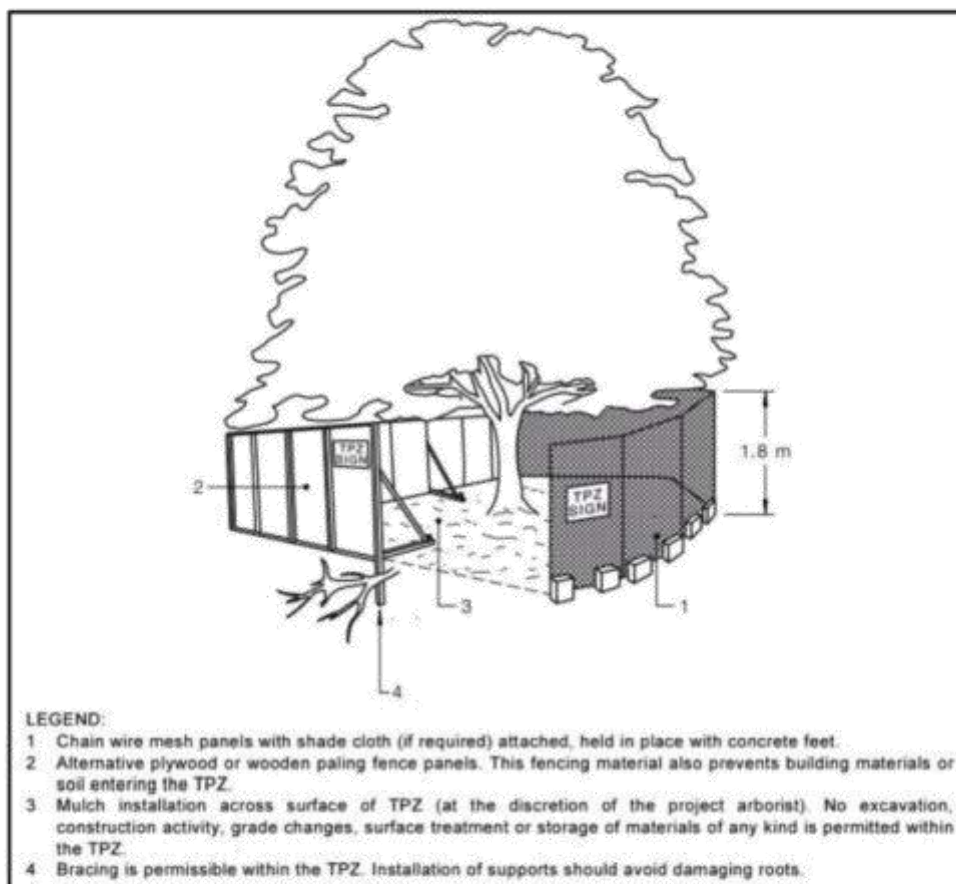


Figure 1 Showing example of protection fencing measures suitable.

Other Protection Measures

General

When a TPZ exclusion area cannot be established due to practical reasons or the area needs to be entered to undertake construction activities then additional tree protection measures may need to be adopted. Protection measures should be compliant with AS4970-2009 and approved by the Project Arborist

Installation of Scaffolding within Tree Protection Area.

Where scaffolding is required within the TPZ branch removal should be minimised. Any branch removal required should be approved by the Project Arborist and performed by a certified Arborist and performed in accordance with AS4373-2007. Approval to prune branches must be documented and maintained.

Ground below scaffold should be protected by boarding (e.g. scaffold board or plywood sheeting) as shown in Figure below. The boarding should be left in place until scaffolding is removed.

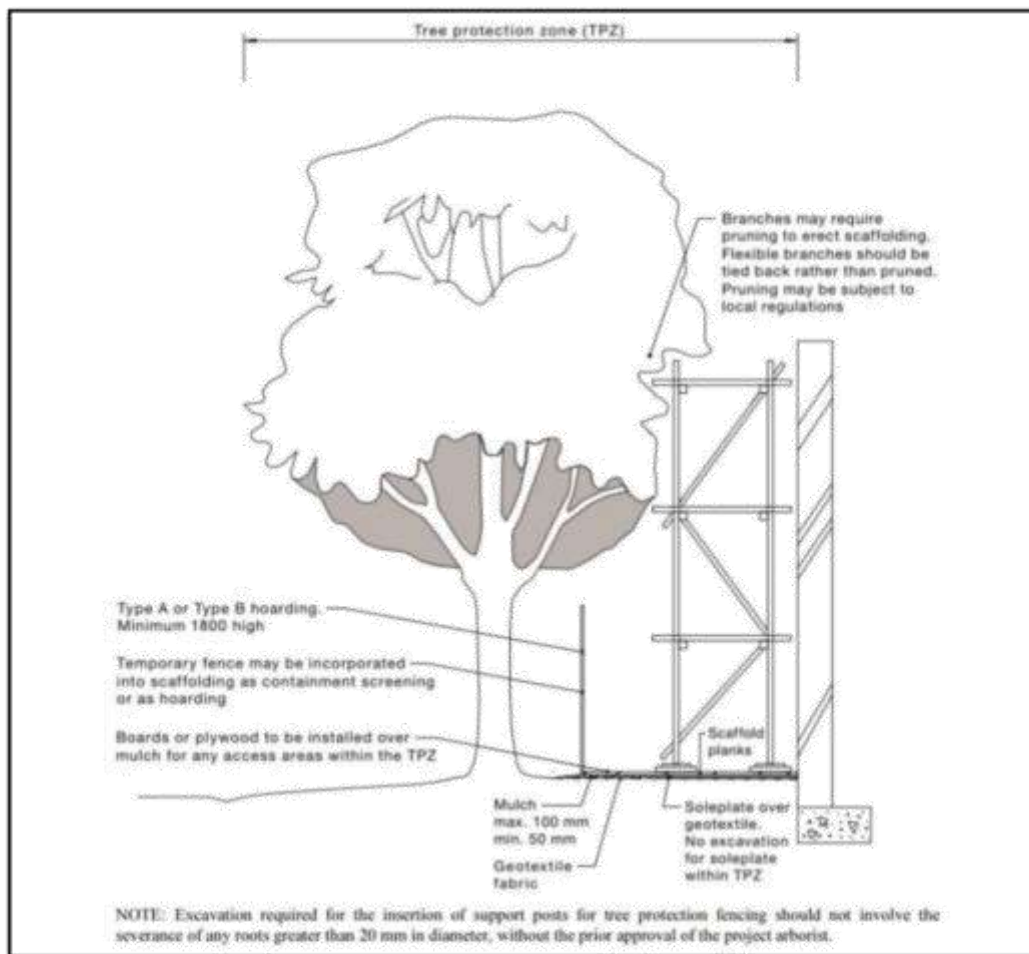


Figure 2 – Showing scaffold constructed within TPZ.

Ground Protection

Where access is required within the TPZ ground protection measures are required. Ground protection is to be designed to prevent both damage to the roots and soil compaction.

Ground protection methods include the placement of a permeable membrane beneath a layer of non-compactable material such as mulch or a no fines gravel which is in turn covered with rumble boards or steel plates.

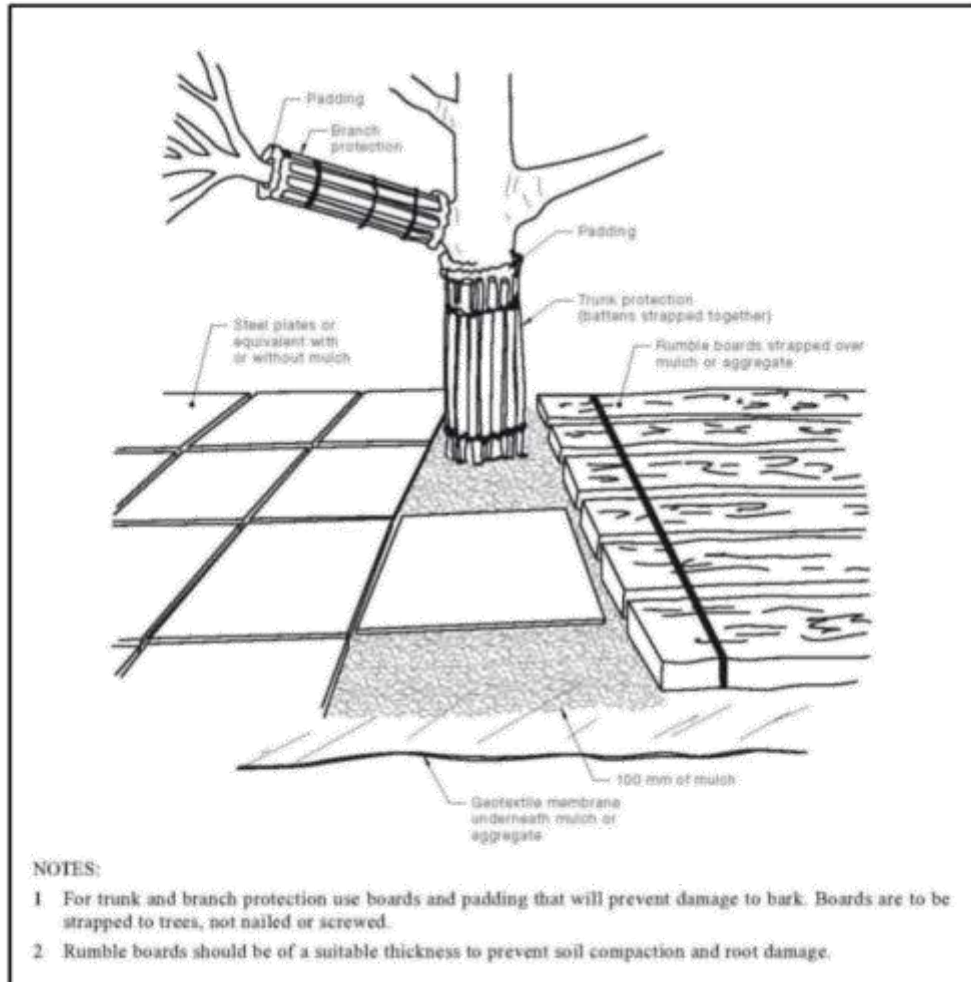


Figure 3 – Ground protection methods.

Document Source:

Diagrams in this document are sourced from AS4970-2009 Protection of trees on development sites. Further information and guidelines are available in within that document.

Paving Construction within a Tree Protection Zone

Paving within any Tree Protection Zone (TPZ) must be carried out above natural ground level unless it can be shown with non-destructive excavation (AirSpade® or similar) that no or insignificant root growth occupies the proposed construction area.

Due to the adverse effect filling over a Tree Protection Zone (TPZ) can have on tree health; alternative mediums other than soil must be used. Available alternative mediums include structural soils or the use of a cellular confinement system such as *Ecocell*®.

Ecocell®

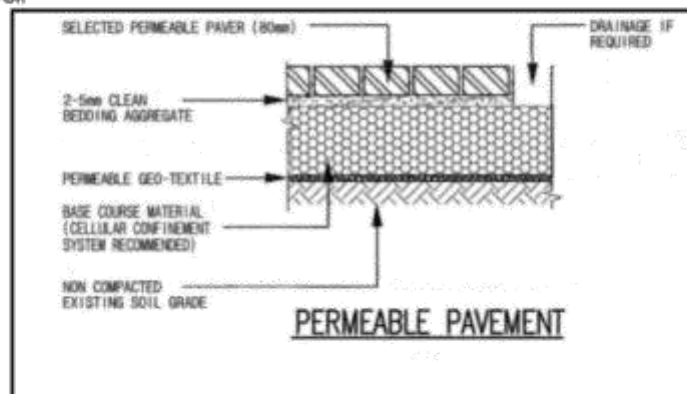
Ecocell® systems are a cellular confinement system that can be filled with large particle sized gravels as a sub-base for paving systems to reduce compaction to the existing grade.

Site preparation

- Clearly outline to all contracting staff entering the site the purpose of the TPZ's and the contractors' responsibilities. No fence is to be moved and no person or machinery is to access the TPZ's without consent from the City of Unley and/or the Project Arborist.
- Fence off the unaffected area of the TPZ with a temporary fence leaving a 1.5 metre gap between the work area and the fence; this will prevent machinery access to the remaining root zone.

Installation of Ecocell® and EcoTrihex Paving®

- Install a non-woven geotextile fabric for drainage and separation from sub base with a minimum of 600mm overlap on all fabric seams as required.
- Add Ecocell®, fill compartments with gravel and compact to desired compaction rate.
- If excessive groundwater is expected incorporate an appropriate drainage system within the bedding sand level.
- Add paving sand to required depth and compact to paving manufacturer's specifications.
- Lay EcoTrihex Paving® as per manufactures specifications and fill gaps between pavers with no fines gravel.
- Remove all debris, vegetation cover and unacceptable in-situ soils. No excavation or soil level change of the sub base is allowable for the installation of the paving.
- Where the finished soil level is uneven, gullies shall be filled with 20 millimetre coarse gravel to achieve the desired level.



This construction method if implemented correctly can significantly reduce and potentially eliminated the risk of tree decline and/or structural failure and effectively increase the size of the Tree Protection Zone to include the area of the paving.

Certificates of Control

Stage in development	Tree management process	
	Matters for consideration	Actions and certification
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures Landscape design	Provide arboricultural impact assessment including tree protection plan (drawing) and specification
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees
Pre-construction (Sections 4 and 5)		
Initial site preparation	State based OHS requirements for tree work Approved retention/removal Refer to AS 4373 for the requirements on the pruning of amenity trees Specifications for tree protection measures	Compliance with conditions of consent Tree removal/tree retention/transplanting Tree pruning Certification of tree removal and pruning Establish/delimit TPZ Install protective measures Certification of tree protection measures
Construction (Sections 4 and 5)		
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimize impact on retained trees Maintain protective measures Certification of tree protection measures
Construction work	Liaison with site manager, compliance Deviation from approved plan	Maintain or amend protective measures Supervision and monitoring
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary Remedial tree works Supervision and monitoring
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection
Post construction (Section 5)		
Defects liability/maintenance period	Tree vigour and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition

Document Source:

This table has been sourced from AS4970-2009 Protection of trees on development sites. Further information and guidelines are available in within that document.



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



Tree Risk Assessment and Management Report

Site: Tree Climb Salisbury, Harry Bowey Reserve,
Riverdale Drive, Salisbury Park

Date: Thursday, 9 March 2023

ATS7135-SalisburyTRAM



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Appendix A - Tree Assessment Methodology

Appendix B - Tree Assessment Findings

Appendix C – Mapping

Appendix D - Tree Assessment Summary

Report Reference Number: ATS7135-SalisburyTRAM

Report prepared for
Peter Corrie , Managing Director, PJC Construct ,Tree Climb (Salisbury)

Author
Marcus Lodge, Consulting Arborist, Arborman Tree Solutions Pty Ltd
Tom Richardson, Consulting Arborist, Arborman Tree Solutions Pty Ltd



Executive Summary

Arborman Tree Solutions was asked to inspect the identified trees within the survey area at Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park to determine the levels of risk the trees represent to users of the area and to recommend risk management strategies.

The assessment considered eighty seven trees which are identified as a mix of indigenous, native and exotic species. The majority of trees are considered to be in Good to Fair overall condition and have extended useful life expectancies; only Trees 111 and 126 display reduced health and structural attributes giving them a reduced life expectancy and Tree 103 is dead with no opportunity for remediation. Additionally, Trees 301-306, 313, 315-318 are remnant vegetation.

Of the trees assessed, 26 are Significant Trees and 31 are Regulated Trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining trees are unregulated. Significant and Regulated Trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Additionally, all the trees are assets of the City of Salisbury and are warranted protection regardless of their legislative status.

As the assessed trees have all been identified as having a Low Risk Rating there is currently no requirement for any work to be conducted to abate risk. However, as there are trees which display a history of branch failure and potential on going decay, having an ongoing Monitoring Programme for these trees is reasonable action. These trees should be assessed to view changes in their health and structure on an annual basis.



Brief

Arborman Tree Solutions was engaged to undertake a visual tree assessment and risk assessment of the identified trees within the survey area at the proposed site for Tree Climb Salisbury at Harry Bowey Reserve, Riverdale Drive, Salisbury Park and provide guidance to manage the tree population and risk.

- Assess the health and structure of the subject trees.
- Assess the trees against the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)* and the *Native Vegetation Act 1991*.
- Assessment of the Tree Risk Rating for the trees considering factors such as likelihood of failure, likelihood of impact and the consequences should these occur.
- Recommend management for the trees potentially including crown and root zone treatment and management principles.
- Provide any additional relevant information.

Findings of this assessment and recommendations are provided within Appendix B - Tree Assessment Findings as well as a map showing the location of the tree in Appendix C - Mapping.

Documents and Information Provided

The following information was provided for the preparation of this assessment:-

- Site Plan identifying the survey area.
- Email instruction on scope of works.

Site Location

The site is located at Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park.

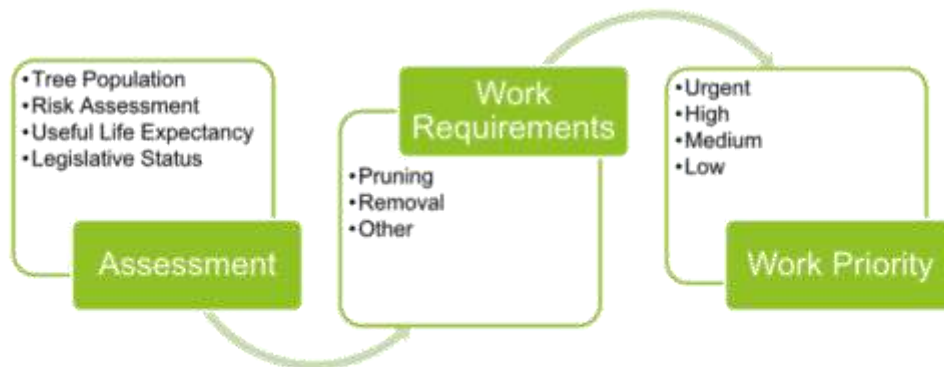


Figure 1 – Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park

Methodology

Tree Management Framework

Arborman Tree Solutions Tree Management Framework© methodology was used to assess trees at Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park on the 22nd of February 2023. The framework is modelled on AS/NZS ISO 4360-1999 and is shown below in Figure 2. Risk Assessments are conducted by Qualified Arborists certified in the International Society of Arboriculture (ISA) "Tree Risk



Assessment" methodology.

Figure 2 Arborman Tree Solutions Tree Management Framework

The tree population was assessed and recorded using TreePlotter Software and Arborman Tree Solutions Assessment Form (See Appendix B - Tree Assessment Findings). Risk was identified using the International Society of Arboriculture (ISA) Tree Risk Assessment methodology. The Useful Life Expectancy of each tree was determined using the Table shown in Appendix A Methodology. Legislative requirements are determined under the *Planning, Development and Infrastructure Act 2016*. Work priority was determined based on the Risk Rating and urgency to reduce risk.

Assessment

Arborman Tree Solutions was asked to inspect the identified trees within the survey area at Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park to determine the levels of risk the trees represent to users of the area and to recommend risk management strategies.

Tree Assessment

The assessment considered eighty seven trees which are identified as a mix of indigenous, native and exotic species as shown in Table 1 below. The majority of trees are considered to be in Good to Fair overall condition and have extended useful life expectancies; only Trees 111 and 126 display reduced health and structural attributes giving them a reduced indicative life expectancy and Tree 103 is dead with no opportunity for remediation. Additionally, Trees 301-306, 313, 315-318 are remnant vegetation.

Table 1 – Tree Identification

Tree Number	Botanic Name	Common Name	Origin
128	<i>Acacia salicina</i>	Native Willow	Native
123	<i>Casuarina cunninghamiana</i>	River She Oak	Native
121, 124-127, 201-215, 217-236, 238-241 and 301-318	<i>Eucalyptus camaldulensis</i>	River Red Gum	Indigenous
216	<i>Eucalyptus leucoxylon</i>	South Australian Blue Gum	Indigenous
101-120, 122 and 237	<i>Pinus halepensis</i>	Aleppo Pine	Exotic

Findings on individual tree health and condition is presented in Appendix B - Tree Assessment Findings.

Acacia salicina (Native Willow) is a large shrub to small tree reaching heights up to 15 metres with a similar crown spread. Whilst this is a native species that occurs naturally in South Australia it is also regarded as a weed species in many areas due to its ability to sucker from its root system creating thickets and the proliferation of viable seed. This species is suited to use in windbreaks, tree screens or similar situations, it is not generally considered to be appropriate for use as an amenity or street tree.

Casuarina cunninghamiana (River She Oak) is a native of New South Wales and Queensland where it is found mainly along the freshwater rivers of the Coastal Strip, Tablelands and the closer Western Slopes. River She Oak is a tall evergreen tree with pendulous branches radiating from a single slender trunk it can reach 20-30 metres in height with a conical crown. River She Oak is highly decorative and is very useful in riverside parks for shelter and shade. It is also commonly used in caravan parks and camping grounds where the breeze through the crown creates a gentle sighing noise that can add to the ambience of the area. This species is tolerant of colder climates it will however grow more slowly and become stunted in form, in warmer environments summer water must be plentiful and regular to ensure a high standard tree is produced.

Eucalyptus camaldulensis (River Red Gum) is a large tree reaching 25-35 metres in height with a broad spreading crown, as the tree matures it can develop buttress roots from its very thick trunk. This species is the most widespread and best known of the Australian eucalypts. As the common name would suggest it is generally found along waterways and on floodplains, despite this it is a very adaptable tree and will grow in a wide variety of soils and conditions. An advantage of this species heritage as a floodplain tree for the urban environment is that it is able to adapt to changes in soil levels and moisture content to a much greater extent than many other eucalypts being able to withstand changes in soil level, drought and water logging for extended periods. This is at least partially due to the species characteristic of deep sinker roots within two to three metres of the trunk that can extend considerable depths into the soil to areas of permanent water.

Eucalyptus leucoxylon (South Australian Blue Gum) is a native of South Australia and will achieve a height of between 15-25 metres, generally with a straight trunk and shapely crown but short bent and gnarled when on poor soils. South Australian Blue Gum naturally occurs on Kangaroo Island, throughout most of the Mount Lofty Ranges, near Penola extending to the Grampians and some scattered occurrences have been recorded



in areas of the southern Flinders Ranges. This species whilst effective in large gardens is generally not recommended for small areas due to its size and reputation, not necessarily warranted, for limb loss. South Australian Blue Gum is generally cultivated for shade, timber (woodlots) and honey production.

Pinus halepensis (Aleppo Pine) is a large tree reaching 12 - 18 metres in height with a broad spreading crown of 8 – 12 metres. A native of the Mediterranean region where the climate typically consists of hot dry summers, only occasional severe winters and low annual rainfall usually 250mm or less, this species has adapted well to the conditions in the Adelaide region. *Pinus halepensis* (Aleppo Pine) has the distinction of being one of the few Pines that is able to grow successfully over limestone sub-soils and in a wide range of soil types from moderately heavy clays to relatively sandy soils, unfortunately, this has seen the tree become a weed species in certain areas. *Pinus halepensis* (Aleppo Pine) is not generally recommended for suburban gardens however it is often used in rural and semi-rural plantings as a windbreak and to assist with soil stabilization. This species is very hardy and generally has good structure.

Legislative Assessment

Of the trees assessed, 26 are Significant Trees and 31 are Regulated Trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining trees are unregulated. Significant and Regulated Trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Additionally, all the trees are assets of the City of Salisbury and are warranted protection regardless of their legislative status.

Table 2 Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Significant	26	101, 106, 125, 203, 219, 220, 223, 226, 235, 237, 301-307, 309-311 and 313-318
Regulated	31	109, 112, 116, 118, 120, 122, 127, 201, 202, 205, 206, 208-211, 213, 217, 218, 221, 222, 225, 227, 229-231, 233, 234, 236, 239, 308 and 312
Unregulated	30	102-105, 107, 108, 110, 111, 113-115, 117, 119, 121, 123, 124, 126, 128, 204, 207, 212, 214-216, 224, 228, 232, 238, 240 and 241

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



Tree Risk Assessment

Using the International Society of Arboriculture (ISA) Tree Risk Assessment methodology (see Appendix A – Methodology) the subject trees were identified as having a Low Risk Rating. This methodology considers the Likelihood of Failure and Impact and the Consequences of such an event happening. The highest level of Consequence discovered was Severe for Trees 301-306, 313, 315-318. In this case the following has been considered: -

Likelihood of Failure –	Possible	A failure that is likely to result in damage a person or infrastructure in the area is not expected in the next 36-60 months under normal weather conditions however it may occur in extreme weather conditions.
Likelihood of Impact –	Low	There is a slight chance a failure will impact a target. The likelihood of impacting a person is Low or possibly Very Low due to the infrequent use of the area and the time the area is used for when it is occupied. There are some permanent targets, infrastructure, in the vicinity of these trees however they do not occupy more than 50% of the target area and therefore this does not increase this rating.

When combined in the Likelihood of Failure and Impact matrix a rating of **Unlikely** is achieved. The area around the trees is also weather affected and in storm conditions, when a failure is most likely, it is less likely that a person will be in the vicinity of the trees.

Consequence of Failure –	Severe	The consequences of an impact will potentially result in serious personal injury or death, high value property damage or major disruption to important activities.
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A Likelihood of Failure and Impact of **Unlikely** and a Consequence of **Severe** when combined in the Risk matrix achieve a **Low Risk Rating**.

In order to achieve a Risk Rating of High the Likelihood of a Failure and Impact would have to raise to Likely or Very Likely, this would require the Likelihood of Failure to be raised to Probable or Imminent and/or the Likelihood of Impact raised to High either of which would be inappropriate and unreasonable.



Conclusion

As the assessed trees have all been identified as having a Low Risk Rating there is currently no requirement for any work to be conducted to abate risk. However, as there are trees which display a history of branch failure and potential on going decay, having an ongoing Monitoring Programme for these trees is reasonable action. These trees should be assessed to view changes in their health and structure on an annual basis.

Recommended Work

Recommended Work	Number of Trees	Tree Numbers
Monitor	16	220, 301-306, 309-311 and 313-318
No Action	71	101-128, 201-219, 221-241, 307, 308 and 312

Thank you for the opportunity to provide this report. Should you require further information, please contact me and I will be happy to be of assistance.

Yours sincerely,

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Senior Consulting Arborist
Institute of Australian Consulting Arboriculturists – Accredited Consultant
Australian Arborist License AL11
Diploma in Arboriculture
International Society of Arboriculture – Tree Risk Assessment
VALID Tree Risk Assessment (VALID) – 2018 and 2021
Native Vegetation Council Trained Arborist 2019

TOM RICHARDSON
Consulting Arborist
Diploma of Arboriculture – AHC50516
VALID Tree Risk Assessment (VALID) – 2022
Registered User Quantified Tree Risk Assessment (QTRA)
Native Vegetation Council Trained Arborist 2019



Definitions

Size:	approximate height and width of tree in metres.
Age:	identification of the maturity of the subject tree.
Useful Life Expectancy:	expected number of the years that the subject specimen will remain alive and sound and/or continues to achieve the relevant <i>Principles of Development Control</i> .
Health:	visual assessment of tree health.
Structure:	visual assessment of tree structure.
Circumference:	trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the <i>Planning, Development and Infrastructure Act 2016</i> .
Tree Damaging Activity	Tree damaging activity includes those activities described within the <i>Planning, Development and Infrastructure Act 2016</i> such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the TPZ. This can also include forms of pruning above and below the ground.
Root Buttressing:	area of root development as it joins to the trunk base.
Bifurcation:	a stem union supporting ascending stems and potentially containing included bark.
Included Bark Union:	a poorly formed stem or branch union where bark becomes trapped between the structural fibres causing a weakness in the supporting structure.
Epicormic Growth:	regrowth developing from dormant buds located beneath the bark. Often developing as a result of inappropriate pruning or tree related stress. Such growth can be associated with poor attachment and therefore an increased potential for failure.
Remove:	Trees recommended for removal have been so due to poor form, structure or declining health. Unless specified, these trees are low risk and priority. Trees that are removed should be replaced with a suitable species.
Reduction Prune:	Trees recommended for reduction pruning should have branches shortened that are overextended. The purpose of reduction pruning is to reduce the likelihood of branch failure in overextended branches and therefore reducing risk or maintaining low risk.
Clearance Prune:	One tree has been recommended for a clearance prune. This involves pruning branches that may be impacting structures such as buildings, signs or for pedestrian and vehicle clearance.
Maintenance Prune:	Trees recommended for maintenance pruning require whole tree maintenance and should include the removal of deadwood, diseased branches, broken or damaged branches, rubbing/crossing branches, basal growth and epicormic shoots. Additional pruning of live tissue may be required if the Arborist undertaking the works identifies issues that were not identified in the initial assessment.

References

- Australian Standards Risk Management AS/NZS 4360:1999 Standards Australia, Standards New Zealand
- Dunster J.A., Smiley E.T., Metheny N. and Lilly S. 2013. *Tree Risk Assessment Manual*. Champaign, Illinois: International Society of Arboriculture.
- Draper, D & Richards P, A Dictionary for Managing Trees in Urban Environments. CSIRO Publishing, Institute of Australian Consulting Arborists.
- Australian Standard AS4373–2007 *Pruning of amenity trees*: Standards Australia.
- Keane P.J, Kile G.D, Podger F.D, Brown B.N. 2000: *Diseases and Pathogens of Eucalypts*: CSIRO Publishing, 150 Oxford Street, Collingwood, Victoria 3066 Australia
- Julius A. Kocher W. Liefheit K. Lilly S. et al 2013: *Tree Risk Assessment Qualification*: International Society of Arboriculture, Champaign, Illinois, USA.



Appendix A - Tree Assessment Methodology

Tree Assessment Form (TAF©)

Record	Description
Tree	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species that live for hundreds or thousands of seasons.
Genus and Species	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. <i>Eucalyptus</i> , <i>Fraxinus</i> and <i>Melaleuca</i> . Species identifies the specific tree within the genus e.g. <i>Eucalyptus camaldulensis</i> , <i>Fraxinus griffithi</i> or <i>Melaleuca styphelioides</i> . Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. <i>Melia azedarach</i> is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Bead-tree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the <i>Casuarina</i> , <i>Eucalyptus</i> and <i>Quercus</i> genus's respectively.
Height	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.
Spread	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.
Health	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
Structure	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
Tree Risk Assessment	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.
Legislative Status	Legislation status is identified through the interpretation of the <i>Development Act 1993</i> , the <i>Natural Resource Management Act 2004</i> , the <i>Native Vegetation Act 1991</i> and/or any other legislation that may apply.
Mitigation	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 <i>Pruning amenity trees</i> where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.

Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as <i>Acacia sp.</i> may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.



Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

Tree Form Assessment (TFA©)

Category	Description
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantially failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.

Priority

Category	Description
Low	Identified works within this priority should be carried out within 12 months.
Medium	Identified works within this priority should be carried out within 6 months.
High	Identified works within this priority should be carried out within 3 months.
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.



Tree Risk Assessment

The risk assessment was conducted using the principles and guidelines of the International Society of Arboriculture - Tree Risk Assessment Qualification (TRAQ).

TRAQ assesses the Tree Risk Rating in three parts that are divided into two stages Likelihood and Consequence; the Likelihood assessment considers two parts Likelihood of Failure and Likelihood of Impact which are combined in a matrix to determine the Likelihood of Impacting a Target. The following categories are used to determine the Likelihood of Impacting a Target for a given tree:-

1. **Likelihood of Failure** – this is the assessment potential for branch failure. The likelihood of failure uses the following categories:-
 - a. Imminent the tree is failing or is about to fail i.e.: >90% chance.
 - b. Probable a failure is likely to occur within the inspection period i.e.: >50% chance.
 - c. Possible a failure may occur within the inspection period i.e.: <50% chance.
 - d. Improbable a failure is unlikely to occur within the inspection period i.e.: <10% chance.

2. **Likelihood of Impact** – this is an assessment of the potential for a failed branch to contact a person, vehicle, property or other target within the target area. The likelihood of failure uses the following categories:
 - a. High a failure will almost definitely impact a target.
 - b. Medium a failure will probably impact a target.
 - c. Low a failure will possibly impact a target.
 - d. Very Low a failure is unlikely to impact a target.

The results of the Likelihood assessment are placed into the following matrix to determine the **Likelihood of Impacting a Target**.

Likelihood Matrix				
Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

The Consequence of Failure section of the assessment considers the result of a failure on the target. The following categories are used to determine the Consequences of a failure impacting a Target for a given tree.

3. **Consequence of Failure** – This is an assessment of the consequence of the branch failure on the target. Consequence of Failure includes factors such as size of part, the level of damage or injury, target protection and target value (monetary or otherwise). The following categories are used to determine the Consequences of Failure for a given tree:-
 - a. Severe The consequences of an impact will be severe potentially involving serious injury or death or serious damage to or loss of property or infrastructure.
 - b. Significant The consequences of an impact will be significant potentially involving major injury or damage to property or infrastructure.
 - c. Minor The consequences of an impact will be minor potentially involving minor injury or minimal damage to property or infrastructure.
 - d. Negligible The consequences of an impact will be negligible potentially involving no or inconsequential injury or damage to property or infrastructure.





The **Likelihood of Impact** and **Consequence of Failure** are then placed into the following matrix to determine the **Tree Risk Rating**.

Tree Risk Rating Matrix				
Likelihood of Failure and Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



This Tree Risk Rating is used to qualify the risk so that suitable mitigation strategies can be implemented.




Appendix B - Tree Assessment Findings

<i>Pinus halepensis</i>		Tree No: 101
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is in good health however has fair overall condition due to the presence of stable included bark in the primary trunk division. There is deadwood within the crown but not at a level that would indicate reduced health and it typical of the species This tree has vegetation growing in its main bifurcation union. The surveyor has tagged this tree as number 01667.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		No Action
<p>No remedial action is currently recommended.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 102
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree has been lopped with the majority of the crown being formed from epicormic regrowth reducing its overall structural rating. Additionally, this tree has a moderately increased level of deadwood and reduced foliage density. This tree has been previously lopped, removing a primary bifurcation. Located south of tree 01667.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 103
Aleppo Pine		
Inspected:	22 February 2023	
Height:	<5 metres	
Spread:	<5 metres	
Health:	Dead	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	Surpassed	
Observations		
This tree is dead with no opportunity for remediation. Located south of tree 01666.		
Legislative Status	Unregulated	
This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.		
Risk Rating	Low	
A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".		
Action	No Action	
No remedial action is currently recommended.		



<i>Pinus halepensis</i>		Tree No: 104
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is in good health, there is obvious deadwood within the crown but is typical of the species and not an indicator of ill health. However, this tree has a reduced structural rating due being previously lopped. The surveyor has tagged this tree as number 01666.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 105
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has marked this tree as number 01665.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 106
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01664.</p>		
Legislative Status	Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
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<i>Pinus halepensis</i>		Tree No: 107
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree has a significant lean towards the adjacent tree to the south. Located south of tree 01664.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		



<i>Pinus halepensis</i>		Tree No: 108
Aleppo Pine		
Inspected:	22 February 2023	
Height:	5-10 metres	
Spread:	<5 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in good health and fair overall condition as evidenced by the history of branch failure and the crown containing epicormic growth. this tree is Located second tree south of 01664.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		





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<i>Pinus halepensis</i>		Tree No: 109
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. This tree is located third south of 01664.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 110
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. Located second tree North of tree 01647.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 111
Aleppo Pine		
Inspected:	22 February 2023	
Height:	5-10 metres	
Spread:	5-10 metres	
Health:	Fair	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	<10 years	
Observations		
<p>This tree has been lopped with the majority of the crown being formed from epicormic regrowth reducing its overall structural rating. Additionally, this tree has a moderately increased level of deadwood and reduced foliage density. This tree is in poor overall condition and may be considered for removal. Located north of 01647.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		




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<i>Pinus halepensis</i>		Tree No: 112
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Good	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01647.</p>		
Legislative Status		Regulated
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		No Action
<p>No remedial action is currently recommended.</p>		





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<i>Pinus halepensis</i>		Tree No: 113
Aleppo Pine		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located South of tree 01647.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 114
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located second South of tree 01647.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 115
Aleppo Pine		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree has bias lean towards the north west. Located third South of tree 01647.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 116
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located fourth tree south of 01647.</p>		
Legislative Status		Regulated
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		No Action
<p>No remedial action is currently recommended.</p>		




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<i>Pinus halepensis</i>		Tree No: 117
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Good	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located fifth tree south of 01647.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 118
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Good	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located sixth tree south of 01647.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Pinus halepensis</i>		Tree No: 119
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located seventh tree south of 016427.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		




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<i>Pinus halepensis</i>		Tree No: 120
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	>20 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. 8th tree south of 01647. Bifurcation at ground level, good union. Remove deadwood to facilitate climbing activities.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		




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<i>Eucalyptus camaldulensis</i>		Tree No: 121
River Red Gum		
Inspected:	22 February 2023	
Height:	5-10 metres	
Spread:	<5 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. This tree is west of tree tag 01664.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		




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<i>Pinus halepensis</i>		Tree No: 122
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is in good health, there is obvious deadwood within the crown but is typical of the species and not an indicator of ill health. However, this tree has a reduced structural rating due being previously lopped. Included bark at first bifurcation, low primary branch removed previously. This tree is located eighth tree south of 01642.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		



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Casuarina cunninghamiana		Tree No: 123
River She Oak		
Inspected:	22 February 2023	
Height:	10-15 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree is located west of tree tag 01647.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		





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<i>Eucalyptus camaldulensis</i>		Tree No: 124
River Red Gum		
Inspected:	22 February 2023	
Height:	5-10 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree is located west of tree tag 01647.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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Eucalyptus camaldulensis Tree No: 125

River Red Gum

Inspected: 22 February 2023
 Height: 15-20 metres
 Spread: 15-20 metres
 Health: Good
 Structure: Good
 Form: Good
 Trunk Circumference: >3 metres
 Useful Life Expectancy: >20 years



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01649.

Legislative Status Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.

Risk Rating Low



A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".

Action No Action



No remedial action is currently recommended.





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<i>Eucalyptus camaldulensis</i>		Tree No: 126
River Red Gum		
Inspected:	22 February 2023	
Height:	<5 metres	
Spread:	<5 metres	
Health:	Fair	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	<10 years	
Observations		
<p>This tree is considered to be in fair overall condition as evidenced by the moderate levels of deadwood and epicormic growth throughout the crown. The surveyor has tagged this tree as number 01650.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 127
River Red Gum		
Inspected:	22 February 2023	
Height:	10-15 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. The surveyor has tagged this tree as number 01632.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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Acacia salicina		Tree No: 128
Native Willow		
Inspected:	22 February 2023	
Height:	5-10 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. This tree is located west of tree tag 01632.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 201
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01671.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		




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<i>Eucalyptus camaldulensis</i>		Tree No: 202
River Red Gum		
Inspected:	22 February 2023	
Height:	<5 metres	
Spread:	<5 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01670.</p>		
Legislative Status		Regulated
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		No Action
<p>No remedial action is currently recommended.</p>		





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<i>Eucalyptus camaldulensis</i>		Tree No: 203
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01651.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		No Action
<p>No remedial action is currently recommended.</p>		





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<i>Eucalyptus camaldulensis</i>		Tree No: 204
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Good	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01657.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 205
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01663.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 206
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01669.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 207
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01644.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 208
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01645.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		




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<i>Eucalyptus camaldulensis</i>		Tree No: 209
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01636.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 210
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in good health and fair overall condition as evidenced by the history of branch failure and the crown containing epicormic growth. The surveyor has tagged this tree as number 01630.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 211
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is in good health, but does contain a small amount of deadwood. Its structural rating has been reduced due to the level of epicormic growth. The surveyor has tagged this tree as number 1635.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		





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<i>Eucalyptus camaldulensis</i>		Tree No: 212
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree is located north of 01633</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 213
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to it having a moderate history of branch failure impacting its structural rating and therefore its overall condition. The surveyor has tagged this tree as number 01633.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 214
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01646.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 215
River Red Gum		
Inspected:	22 February 2023	
Height:	<5 metres	
Spread:	<5 metres	
Health:	Good	
Structure:	Good	
Form:	Good	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01629.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus leucoxylon</i>		Tree No: 216
South Australian Blue Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to it having a moderate history of branch failure impacting its structural rating and therefore its overall condition. The surveyor has tagged this tree as number 01631.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 217
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Fair	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density throughout the crown. The surveyor has tagged this tree as number 01638.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 218
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Good	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01639.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 219
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. This tree has sustained mechanical damage to the base of the primary structure. The surveyor has lagged this tree as number 01652.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		No Action
<p>No remedial action is currently recommended.</p>		





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<i>Eucalyptus camaldulensis</i>		Tree No: 220
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition as evidenced by the moderate history of branch failure and hollowing in the primary structure. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree appears to be a naturally occurring remnant tree. The hollow of this tree was intentionally filled with concrete.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 221
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01656.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 222
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01658.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		





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<i>Eucalyptus camaldulensis</i>		Tree No: 223
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	>20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is in good health however has fair overall condition due to the presence of stable included bark in the primary trunk division. There is deadwood within the crown but not at a level that would indicate reduced health and it typical of the species</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		No Action
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 224
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01654.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 225
River Red Gum		
Inspected:	22 February 2023	
Height:	<5 metres	
Spread:	<5 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is in good health, but does contain a small amount of deadwood. However, this tree has a reduced structural rating due to the level of epicormic growth and being historically lopped to clear the adjacent powerlines. The surveyor has lagged this tree as number 01675.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 226
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to a moderate history of branch failure and a low level of deadwood within the crown. The surveyor has tagged this tree as number J1672.</p>		
Legislative Status	Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 227
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Good	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01674.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		





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<i>Eucalyptus camaldulensis</i>		Tree No: 228
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01659.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 229
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01673.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 230
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01659.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		




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<i>Eucalyptus camaldulensis</i>		Tree No: 231
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01661.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 232
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Good	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01655.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 233
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01662.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		



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<i>Eucalyptus camaldulensis</i>		Tree No: 234
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01653.</p>		
Legislative Status		Regulated
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		No Action
<p>No remedial action is currently recommended.</p>		





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<i>Eucalyptus camaldulensis</i>		Tree No: 235
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree has been previously pruned to clear branches from the adjacent playground, but this has not effected its overall rating. The surveyor has tagged this tree as number 01677.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		No Action
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 236
River Red Gum		
Inspected:	22 February 2023	
Height:	10-15 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. The surveyor has tagged this tree as number 01676.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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Pinus halepensis		Tree No: 237
Aleppo Pine		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	>20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is in good health, there is obvious deadwood within the crown but is typical of the species and not an indicator of ill health. However, this tree has a reduced structural rating due being lopped in the past. The surveyor has tagged this tree as number 1657.</p>		
Legislative Status	Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 238
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01642.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 239
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is in good health, there is obvious deadwood within the crown but is typical of the species and not an indicator of ill health. However, this tree has a reduced structural rating due to being previously lopped. The surveyor has tagged this tree as number 01643.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 240
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01641.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 241
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood and some new epicormic growth within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01640.</p>		
Legislative Status	Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 301
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	>20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderately increased volume of deadwood, level of decay activity and branch failure. This tree appears to be naturally occurring remnant vegetation. The surveyor has tagged this tree as number 01668.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Severe" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 302
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderately increased volume of deadwood, level of decay activity and branch failure. This tree appears to be naturally occurring remnant vegetation. This tree is retaining several large dead limbs and there is a notable amount of epicormic growth at branch failure points. No tag number.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Severe" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 303
River Red Gum		
Inspected:	22 February 2023	
Height:	10-15 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderately increased volume of deadwood, level of decay activity and branch failure. This tree appears to be naturally occurring remnant vegetation. No tree tag.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Severe" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 304
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition as evidenced by the moderate history of branch failure and hollowing in the primary structure. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree appears to be naturally occurring remnant vegetation. Not number tag.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Severe" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 305
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition as evidenced by the moderate level of branch failure, decay and resultant epicormic regrowth. This tree appears to be naturally occurring remnant vegetation. No tree tag.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Severe" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 306
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Fair	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to the volume of deadwood, reduced foliage density and level of dieback throughout the crown and the history of primary branch failure and several points of dieback. This tree appears to be naturally occurring remnant vegetation.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Severe" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 307
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is in good health, but does contain a small amount of deadwood. Its structural rating has been reduced due to the level of epicormic growth. This tree appears to be naturally occurring remnant vegetation. No tree tag.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Significant" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		No Action
<p>No remedial action is currently recommended.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 308
River Red Gum		
Inspected:	22 February 2023	
Height:	10-15 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree appears to be naturally occurring remnant vegetation. The tree appears to be regrowth from a stump and is likely connected to adjacent trees.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		





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<i>Eucalyptus camaldulensis</i>		Tree No: 309
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>This tree is considered to be in good overall condition with a normal amount of deadwood and branch failure for the species. No number tag. Primary branch failure in last few years.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 310
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. The tree appears to be regrowth from a stump and is likely connected to adjacent trees.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 311
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>20 years	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree appears to be naturally occurring remnant vegetation. The tree appears to be regrowth from a stump and is likely connected to adjacent trees.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 312
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. No number tag. This trees proximity to other more mature trees may be effecting the overall growth and habit.</p>		
Legislative Status	Regulated	
<p>This tree has a trunk circumference greater than two metres but less than three metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the PDI Act 2016.</p>		
Risk Rating	Low	
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action	No Action	
<p>No remedial action is currently recommended.</p>		





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<i>Eucalyptus camaldulensis</i>		Tree No: 313
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	>20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. This tree appears to be naturally occurring remnant vegetation. No number tag</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Severe" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 314
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be in fair overall condition as evidenced by the moderate history of branch failure and hollowing in the primary structure. There is obvious deadwood within the crown however this is within normal levels and not an indicator of No number tag.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 315
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is in good health but has reduced structure rating due to the presence of decay, epicormic growth and a history of branch failure. This tree appears to be naturally occurring remnant vegetation. No tree tag</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Severe" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 316
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be fair overall condition due to the structure displaying a moderate level of decay, branch failure and stable included bark. The tree also has a slightly increased volume of deadwood however this has not affected its overall health rating. This tree appears to be naturally occurring remnant vegetation. No number tag.</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Severe" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 317
River Red Gum		
Inspected:	22 February 2023	
Height:	>20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Good	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be fair overall condition due to the structure displaying a moderate level of decay, branch failure and stable included bark. The tree also has a slightly increased volume of deadwood however this has not affected its overall health rating. This tree appears to be naturally occurring remnant vegetation. No tree tag</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Severe" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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<i>Eucalyptus camaldulensis</i>		Tree No: 318
River Red Gum		
Inspected:	22 February 2023	
Height:	15-20 metres	
Spread:	15-20 metres	
Health:	Good	
Structure:	Fair	
Form:	Fair	
Trunk Circumference:	>3 metres	
Useful Life Expectancy:	>10 years	
Observations		
<p>This tree is considered to be fair overall condition due to the structure displaying a moderate level of decay, branch failure and stable included bark. The tree also has a slightly increased volume of deadwood however this has not affected its overall health rating. This tree appears to be naturally occurring remnant vegetation. No tree tag</p>		
Legislative Status		Significant
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the PDI Act 2016.</p>		
Risk Rating		Low
<p>A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Severe" when combined in the Risk matrix achieve a Risk Rating of "Low".</p>		
Action		Monitor
<p>This tree should be monitored on an annual basis to assess the structural condition and overall condition.</p>		
		
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Appendix C - Mapping



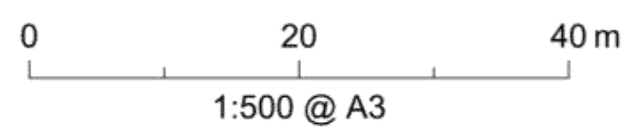


Legend	
	Tree Location
Legislative Status	
S	Significant
R	Regulated
U	Unregulated
E	Exempt

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Date: 1/03/2023
 Ref: ATS7135-SalisburyTRAM
 Arborman Tree Solutions
 23 Aberdeen Street
 Port Adelaide SA 5015
 0418 812 967
www.arborman.com.au

Tree Location Map - Sheet 1
 Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park

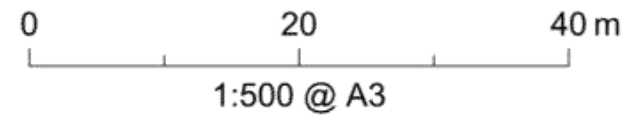




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Date: 1/03/2023
 Ref: ATS7135-SalisburyTRAM
 Arborman Tree Solutions
 23 Aberdeen Street
 Port Adelaide SA 5015
 0418 812 967
www.arborman.com.au

Tree Location Map - Sheet 2
 Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park

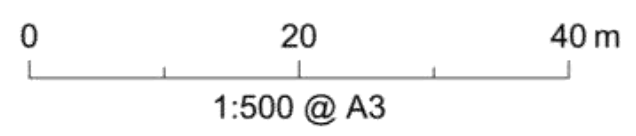




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Date: 1/03/2023
 Ref: ATS7135-SalisburyTRAM
 Arborman Tree Solutions
 23 Aberdeen Street
 Port Adelaide SA 5015
 0418 812 967
www.arborman.com.au

Tree Location Map - Sheet 3
 Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park

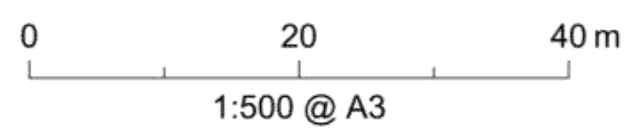




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Tree Location Map - Sheet 4
 Tree Climb Salisbury, Harry Bowey Reserve, Riverdale Drive, Salisbury Park





Appendix D - Tree Assessment Summary



Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
101	<i>Pinus halepensis</i>	Significant	Low	This tree is in good health however has fair overall condition due to the presence of stable included bark in the primary trunk division. There is deadwood within the crown but not at a level that would indicate reduced health and it typical of the species This tree has vegetation growing in its main bifurcation union. The surveyor has tagged this tree as number 01667.	No Action
102	<i>Pinus halepensis</i>	Unregulated	Low	This tree has been lopped with the majority of the crown being formed from epicormic regrowth reducing its overall structural rating. Additionally, this tree has a moderately increased level of deadwood and reduced foliage density. This tree has been previously lopped, removing a primary bifurcation. Located south of tree 01667.	No Action
103	<i>Pinus halepensis</i>	Unregulated	Low	This tree is dead with no opportunity for remediation. Located south of tree 01666.	No Action
104	<i>Pinus halepensis</i>	Unregulated	Low	This tree is in good health, there is obvious deadwood within the crown but is typical of the species and not an indicator of ill health. However, this tree has a reduced structural rating due being previously lopped. The surveyor has tagged this tree as number 01666.	No Action
105	<i>Pinus halepensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has marked this tree as number 01665.	No Action



Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
106	<i>Pinus halepensis</i>	Significant	Low	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01664.	No Action
107	<i>Pinus halepensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree has a significant lean towards the adjacent tree to the south. Located south of tree 01664.	No Action
108	<i>Pinus halepensis</i>	Unregulated	Low	This tree is considered to be in good health and fair overall condition as evidenced by the history of branch failure and the crown containing epicormic growth. this tree is Located second tree south of 01664.	No Action
109	<i>Pinus halepensis</i>	Regulated	Low	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. This tree is located third south of 01664.	No Action
110	<i>Pinus halepensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. Located second tree North of tree 01647.	No Action

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Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
111	<i>Pinus halepensis</i>	Unregulated	Low	This tree has been lopped with the majority of the crown being formed from epicormic regrowth reducing its overall structural rating. Additionally, this tree has a moderately increased level of deadwood and reduced foliage density. This tree is in poor overall condition and may be considered for removal. Located north of 01647.	No Action
112	<i>Pinus halepensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01647.	No Action
113	<i>Pinus halepensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located South of tree 01647.	No Action
114	<i>Pinus halepensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located second South of tree 01647.	No Action

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
115	<i>Pinus halepensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree has bias lean towards the north west. Located third South of tree 01647.	No Action
116	<i>Pinus halepensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located fourth tree south of 01647.	No Action
117	<i>Pinus halepensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located fifth tree south of 01647.	No Action
118	<i>Pinus halepensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located sixth tree south of 01647.	No Action
119	<i>Pinus halepensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree is located seventh tree south of 016427.	No Action

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
120	<i>Pinus halepensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. 8th tree south of 01647. Bifurcation at ground level, good union. Remove deadwood to facilitate climbing activities.	No Action
121	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. This tree is west of tree tag 01664.	No Action
122	<i>Pinus halepensis</i>	Regulated	Low	This tree is in good health, there is obvious deadwood within the crown but is typical of the species and not an indicator of ill health. However, this tree has a reduced structural rating due being previously lopped. Included bark at first bifurcation, low primary branch removed previously. This tree is located eighth tree south of 01642.	No Action
123	<i>Casuarina cunninghamiana</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree is located west of tree tag 01647.	No Action
124	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree is located west of tree tag 01647.	No Action
125	<i>Eucalyptus camaldulensis</i>	Significant	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01649.	No Action

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Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
126	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	This tree is considered to be in fair overall condition as evidenced by the moderate levels of deadwood and epicormic growth throughout the crown. The surveyor has tagged this tree as number 01650.	No Action
127	<i>Eucalyptus camaldulensis</i>	Regulated	Low	This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. The surveyor has tagged this tree as number 01632.	No Action
128	<i>Acacia salicina</i>	Unregulated	Low	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. This tree is located west of tree tag 01632.	No Action
201	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01671.	No Action
202	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01670.	No Action

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Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
203	<i>Eucalyptus camaldulensis</i>	Significant	Low	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01651.	No Action
204	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01657.	No Action
205	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01663.	No Action
206	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01669.	No Action
207	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01644.	No Action

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
208	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01645.	No Action
209	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01636.	No Action
210	<i>Eucalyptus camaldulensis</i>	Regulated	Low	This tree is considered to be in good health and fair overall condition as evidenced by the history of branch failure and the crown containing epicormic growth. The surveyor has tagged this tree as number 01630.	No Action
211	<i>Eucalyptus camaldulensis</i>	Regulated	Low	This tree is in good health, but does contain a small amount of deadwood. Its structural rating has been reduced due to the level of epicormic growth. The surveyor has tagged this tree as number 1635.	No Action
212	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree is located north of 01633	No Action
213	<i>Eucalyptus camaldulensis</i>	Regulated	Low	This tree is considered to be in fair overall condition due to it having a moderate history of branch failure impacting its structural rating and therefore its overall condition. The surveyor has tagged this tree as number 01633.	No Action



Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
214	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01646.	No Action
215	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01629.	No Action
216	<i>Eucalyptus leucoxylon</i>	Unregulated	Low	This tree is considered to be in fair overall condition due to it having a moderate history of branch failure impacting its structural rating and therefore its overall condition. The surveyor has tagged this tree as number 01631.	No Action
217	<i>Eucalyptus camaldulensis</i>	Regulated	Low	This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density throughout the crown. The surveyor has tagged this tree as number 01638.	No Action
218	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01639.	No Action



Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
219	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. This tree has sustained mechanical damage to the base of the primary structure. The surveyor has tagged this tree as number 01652.	No Action
220	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in fair overall condition as evidenced by the moderate history of branch failure and hollowing in the primary structure. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree appears to be a naturally occurring remnant tree. The hollow of this tree was intentionally filled with concrete.	Monitor
221	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01656.	No Action
222	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01658.	No Action
223	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is in good health however has fair overall condition due to the presence of stable included bark in the primary trunk division. There is deadwood within the crown but not at a level that would indicate reduced health and it typical of the species	No Action



Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
224	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01654.	No Action
225	<i>Eucalyptus camaldulensis</i>	Regulated	Low	This tree is in good health, but does contain a small amount of deadwood. However, this tree has a reduced structural rating due to the level of epicormic growth and being historically lopped to clear the adjacent powerlines. The surveyor has tagged this tree as number 01675.	No Action
226	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in fair overall condition due to a moderate history of branch failure and a low level of deadwood within the crown. The surveyor has tagged this tree as number 01672.	No Action
227	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01674.	No Action
228	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01659.	No Action



Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
229	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01673.	No Action
230	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01659.	No Action
231	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. The surveyor has tagged this tree as number 01661.	No Action
232	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The surveyor has tagged this tree as number 01655.	No Action
233	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01662.	No Action

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
234	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01653.	No Action
235	<i>Eucalyptus camaldulensis</i>	Significant	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree has been previously pruned to clear branches from the adjacent playground, but this has not effected its overall rating. The surveyor has tagged this tree as number 01677.	No Action
236	<i>Eucalyptus camaldulensis</i>	Regulated	Low	This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. The surveyor has tagged this tree as number 01676.	No Action
237	<i>Pinus halepensis</i>	Significant	Low	This tree is in good health, there is obvious deadwood within the crown but is typical of the species and not an indicator of ill health. However, this tree has a reduced structural rating due being lopped in the past. The surveyor has tagged this tree as number 1657.	No Action

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
238	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01642.	No Action
239	<i>Eucalyptus camaldulensis</i>	Regulated	Low	This tree is in good health, there is obvious deadwood within the crown but is typical of the species and not an indicator of ill health. However, this tree has a reduced structural rating due to being previously lopped. The surveyor has tagged this tree as number 01643.	No Action
240	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01641.	No Action
241	<i>Eucalyptus camaldulensis</i>	Unregulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood and some new epicormic growth within the crown however this is within normal levels and not an indicator of reduced health. The surveyor has tagged this tree as number 01640.	No Action
301	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in fair overall condition due to the moderately increased volume of deadwood, level of decay activity and branch failure. This tree appears to be naturally occurring remnant vegetation. The surveyor has tagged this tree as number 01668.	Monitor

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
302	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in fair overall condition due to the moderately increased volume of deadwood, level of decay activity and branch failure. This tree appears to be naturally occurring remnant vegetation. This tree is retaining several large dead limbs and there is a notable amount of epicormic growth at branch failure points. No tag number.	Monitor
303	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in fair overall condition due to the moderately increased volume of deadwood, level of decay activity and branch failure. This tree appears to be naturally occurring remnant vegetation. No tree tag.	Monitor
304	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in fair overall condition as evidenced by the moderate history of branch failure and hollowing in the primary structure. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree appears to be naturally occurring remnant vegetation. Not number tag.	Monitor
305	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in fair overall condition as evidenced by the moderate level of branch failure, decay and resultant epicormic regrowth. This tree appears to be naturally occurring remnant vegetation. No tree tag.	Monitor
306	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in fair overall condition due to the volume of deadwood, reduced foliage density and level of dieback throughout the crown and the history of primary branch failure and several points of dieback. This tree appears to be naturally occurring remnant vegetation.	Monitor



Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
307	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is in good health, but does contain a small amount of deadwood. Its structural rating has been reduced due to the level of epicormic growth. This tree appears to be naturally occurring remnant vegetation. No tree tag.	No Action
308	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree appears to be naturally occurring remnant vegetation. The tree appears to be regrowth from a stump and is likely connected to adjacent trees.	No Action
309	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in good overall condition with a normal amount of deadwood and branch failure for the species. No number tag. Primary branch failure in last few years.	Monitor
310	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in fair overall condition due to the moderate level of decay in the primary union. Additionally, this tree retains deadwood within the crown however this appears to be at a normal level. The tree appears to be regrowth from a stump and is likely connected to adjacent trees.	Monitor
311	<i>Eucalyptus camaldulensis</i>	Significant	Low	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health. This tree appears to be naturally occurring remnant vegetation. The tree appears to be regrowth from a stump and is likely connected to adjacent trees.	Monitor

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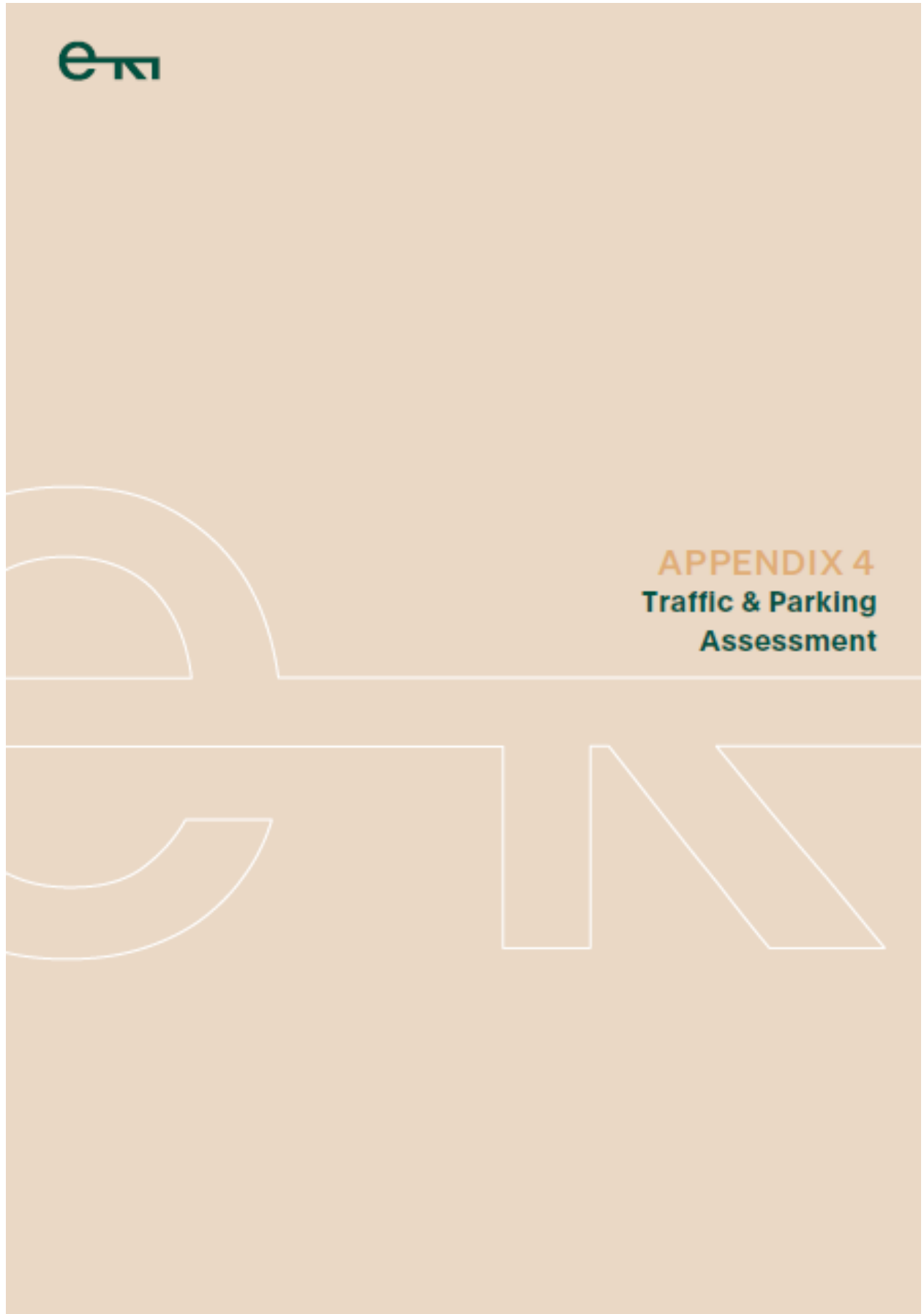
Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
312	<i>Eucalyptus camaldulensis</i>	Regulated	Low	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. No number tag. This trees proximity to other more mature trees may be effecting the overall growth and habit.	No Action
313	<i>Eucalyptus camaldulensis</i>	Significant	Low	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure. This tree appears to be naturally occuring remnant vegetation. No number tag	Monitor
314	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be in fair overall condition as evidenced by the moderate history of branch failure and hollowing in the primary structure. There is obvious deadwood within the crown however this is within normal levels and not an indicator of No number tag.	Monitor
315	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is in good health but has reduced structure rating due to the presence of decay, epicormic growth and a history of branch failure. This tree appears to be naturally occuring remnant vegetation. No tree tag	Monitor
316	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be fair overall condition due to the structure displaying a moderate level of decay, branch failure and stable included bark. The tree also has a slightly increased volume of deadwood however this has not affected its overall health rating. This tree appears to be naturally occuring remnant vegetation. No number tag.	Monitor



Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Risk Rating	Comments	Action
317	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be fair overall condition due to the structure displaying a moderate level of decay, branch failure and stable included bark. The tree also has a slightly increased volume of deadwood however this has not affected its overall health rating. This tree appears to be naturally occurring remnant vegetation. No tree tag	Monitor
318	<i>Eucalyptus camaldulensis</i>	Significant	Low	This tree is considered to be fair overall condition due to the structure displaying a moderate level of decay, branch failure and stable included bark. The tree also has a slightly increased volume of deadwood however this has not affected its overall health rating. This tree appears to be naturally occurring remnant vegetation. No tree tag	Monitor



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31 January 2024
#eta1000176

TreeClimb Pty Ltd
205 Magill Road
Maylands SA 5069
Attention: Mr. Carmine Gallarello

SALISBURY TREE CLIMB, HARRY BOWEY RESERVE TRAFFIC AND PARKING REVIEW

Dear Carmine,

I refer to the proposed development located at Harry Bowey Reserve, Salisbury Park for a proposed Tree Climb development. A Traffic Impact Assessment has been undertaken by Tonkin for the City of Salisbury during the initial stages of the development in October 2022. As requested, this letter provides the findings of a traffic and parking assessment based on an independent review of the previous works for the site, based on the layout of the proposed development.

SUBJECT SITE

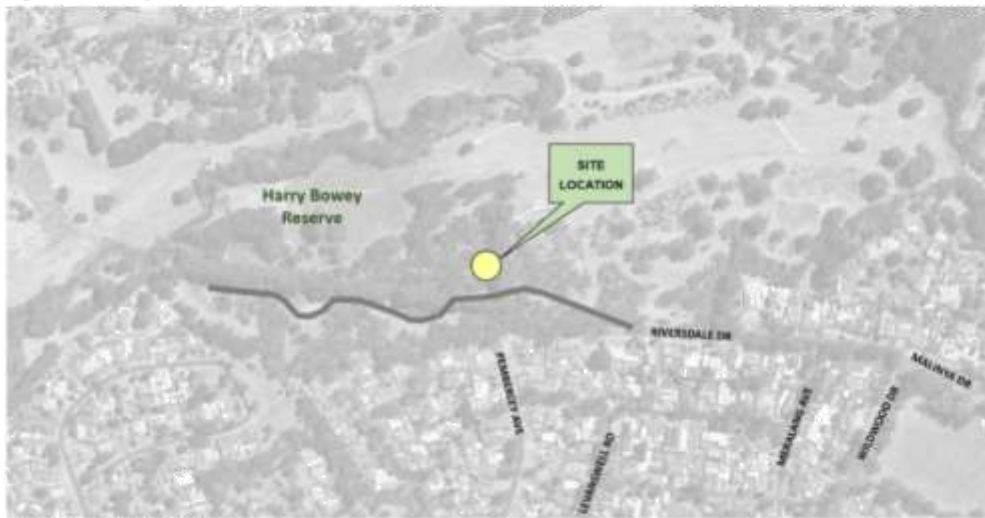
The subject site is located at Harry Bowey Reserve in Salisbury Park, accessed from Riversdale Drive and is located within an Open Space zone.

The site is shown in Figure 1 below.

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Figure 1: Subject Site and Environs



(Source: MetroMap [04/12/2023])

EXISTING SITUATION

Riversdale Drive is under the care and control of City of Salisbury and based on the Infrastructure Guidelines 2019 Table 3.1 is classified as a Local Road (adjacent reserves) with a carriageway approximately 7.2 metres wide. Kerbside parking is permitted on either side of the road. A paved footpath is provided along one side of Riversdale Drive, leading between the pedestrian refuge on Wildwood Drive to informal dirt footpath along the southern side of the reserve/open space area. A Driveway Link treatment is located at the intersection of Malinya Drive/Wildwood Drive, limiting the roadway width to a single lane. Riversdale Drive is subject to the default urban speed limit of 50km/h. Based on traffic volumes from the previous Traffic Impact Assessment, Riversdale Drive experiences in the order of 250 vehicle per day.

Malinya Drive is under the care and control of City of Salisbury and based on the Infrastructure Guidelines 2019 Table 3.1 is classified as a Minor Collector (indented parking) with a carriageway approximately 7.0 metres wide near the Riversdale Drive intersection. 90 degree indented parking provided adjacent the Wildwood Park to the east of Riversdale Drive. Malinya Drive is subject to the default urban speed limit of 50km/h, with road humps are provided along Malinya Drive as a traffic management treatment. Based on traffic volumes from the previous Traffic Impact Assessment, Malinya Drive experiences in the order of 900 vehicle per day.

Wildwood Drive is under the care and control of City of Salisbury and based on the Infrastructure Guidelines 2019 Table 3.1 is classified as a Major Collector with a carriageway approximately 10.7 metres wide near the Riversdale Drive intersection. Wildwood Drive is subject to the default urban speed limit of 50km/h, with road humps are provided along Wildwood Drive as a traffic management treatment. Based on traffic volumes from the previous Traffic Impact Assessment, Wildwood Drive experiences in the order of 1,000 vehicle per day.

Goddard Drive is under the care and control of City of Salisbury and based on the Infrastructure Guidelines 2019 Table 3.1 is classified as a Major Collector with a carriageway approximately 10.2



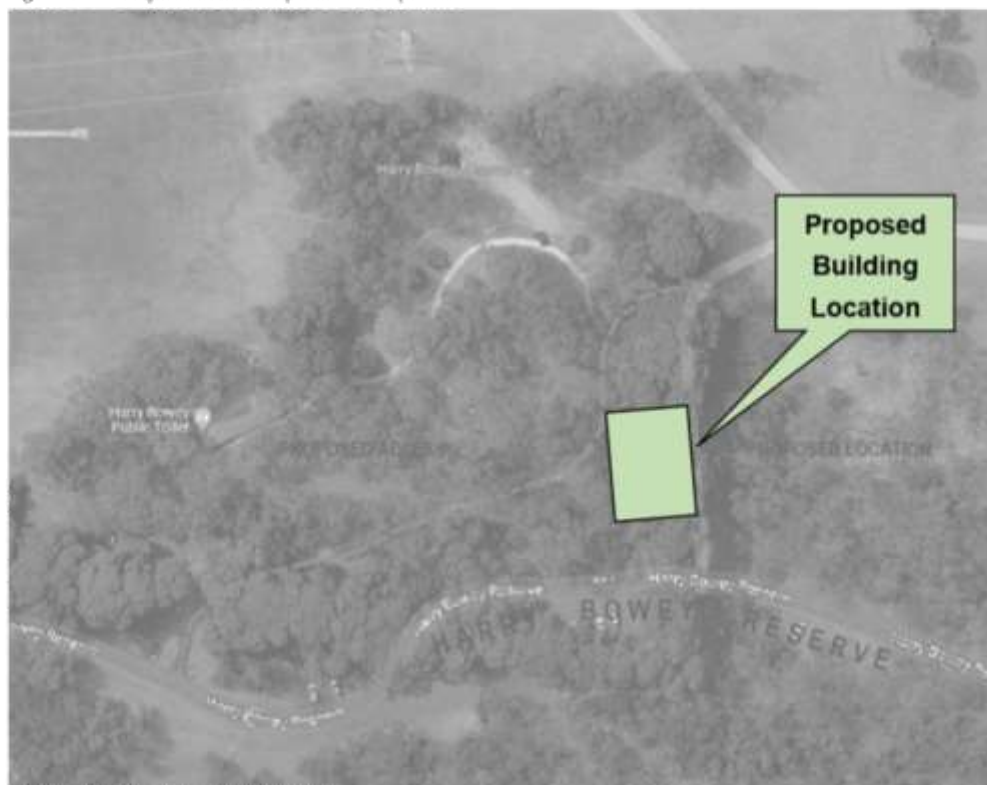
metres wide. Goddard Drive is subject to the default urban speed limit of 50km/h. Based on traffic volumes from the previous Traffic Impact Assessment, Goddard Drive experiences in the order of 1,300 vehicle per day.

PROPOSED DEVELOPMENT

The proposed development will comprise of a new building and facilities to provide the Tree Climb course. It is understood that the proposed development will operate similarly to the Adelaide City Parklands Tree Climb.

The location of the new building in relation to the Harry Bowey Reserve facilities is shown in Figure 2. Car parking is proposed to be maintained as part of the informal car parking arrangements associated with the Harry Bowey Reserve. To assist with parking space delineation, methods such as road studs could be provided within the car parking area primarily associated with the Tree Climb.

Figure 2: Subject Site and Proposed Development



Source: Adapted from Apex Building Designers Pty Ltd

As part of upgrades to the area, the City of Salisbury is undertaking the following alterations to the Harry Bowey Reserve and Riversdale Drive:

- * Parking Restrictions and Time Limits on Riversdale Drive (Figure 3)
- * Installation of Road Cushions on Riversdale Drive (Figure 3)

Figure 3: Proposed Parking Restrictions, Time Limits and Road Cushions on Riversdale Drive



Source: City of Salisbury

- Widening of Riversdale Drive/Malinya Drive/Wildwood Drive intersection (Figure 4)

Figure 4: Riversdale Drive/Malinya Drive/Wildwood Drive Intersection Alterations



Source: City of Salisbury

- Widening of cul-de-sac to accommodate larger vehicles such as a 12.5m bus (Figure 5)

Figure 5: Cui-De-Sac Widening



Source: City of Salisbury

- Provision of additional accessible parking spaces within Harry Bowey Reserve (Figure 6)
- Local widening of circulation roadway within Harry Bowey Reserve to provide indented bus bay (Figure 6)

Figure 6: Harry Bowey Reserve Widening



Source: City of Salisbury

- Widening of the Harry Bowey Reserve access to accommodate larger vehicles (Figure 7)

Figure 7: Harry Bowey Reserve Access Widening



Source: City of Salisbury

The above proposed alterations are enclosed with this letter.

PARKING

Existing Parking Demand

Typical Parking Demand

As part of the Tonkin report, parking occupancy surveys were undertaken at the reserve on Sunday 18/09/2022, indicating a parking occupancy of 24 vehicles out of 230 informal parking spaces, or 11% of the parking capacity. The relevant report extract is shown below.

Tonkin undertook a site visit of the Harry Bowey reserve from 12-2pm on 18/09/22 to assess the typical parking demand within the reserve for any given weekend. Site observations indicated the number of carparks within the reserve were estimated to be 230 informal spaces in the form of non-line marked 90 degree parking zones adjacent to the reserve access road. It is important to note there are no parking restrictions within the reserve and larger/longer vehicles would be able to park in most parking indentations.

During the survey, a maximum of 24 vehicles were recorded occupying the parks, yielding an occupancy rate of 11%. Refer Appendix A for a summary plan of the available parks.

Source: Tonkin Report Harry Bowey Reserve – Tree Climb Traffic Impact Assessment, Rev A 28/10/2022

The Tonkin report indicates that the reserve currently provides 230 informal parking spaces within the highlighted areas in Figure 8. It is noted that as part of the works proposed by the City of Salisbury, the proposed indented bus bays will impact on the provision of approximately 20 car parking spaces highlighted in red below. This provision of spaces can be accommodated in the area highlighted in green that was not included in the counted areas of the Tonkin report (it is our understanding that these spaces were not included in the count as they were not available for parking use at the time). Therefore, even with the proposed alterations, it is anticipated that the overall provision will remain in the order of 230 spaces.

Figure 8: Harry Bowey Reserve Parking Impacts



Source: Adapted from Tonkin Report Harry Bowey Reserve – Tree Climb Traffic Impact Assessment, Rev A 28/10/2022



Existing Formal Site Booking (Event) Parking

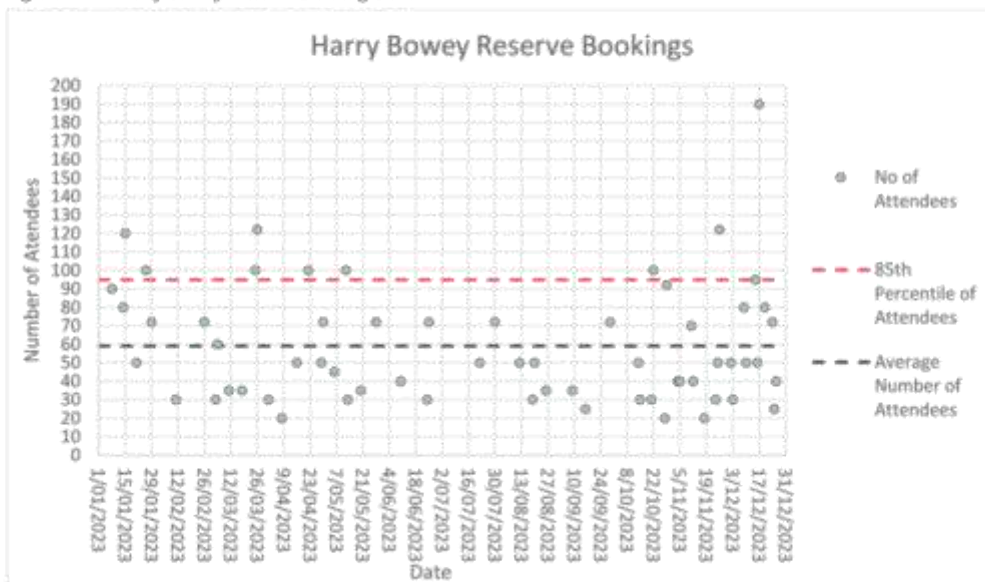
As part of a Request For Information from the City of Salisbury, the parking surveys undertaken by Tonkin for one day has not been considered to be sufficient. The relevant extract is shown below.

1. The Tonkin report suggests that there are estimated to be 230 informal spaces with a 11% occupancy rate (24 spaces). The occupancy rate is based on one survey in Sept 2022 but does not take into consideration other events or uses that may be occurring in park, noting tennis courts / cricket field / bbq area. This a space that the public can also book to use – how many people can use it? The analysis based on one day is not sufficient. We need better understanding on how the park is used by others.

Source: PlanSA RFI, dated 13/09/2023

Additional data provided by the City of Salisbury for the Harry Bowey reserve bookings indicates that the reserve had a total of 63 booking dates across 2023. A visual representation of the booking data is shown in Figure 9. The data indicates that the reserve has an average formal booking of 59 people and an 85th percentile booking of 95 people.

Figure 9: Harry Bowey Reserve Booking Data

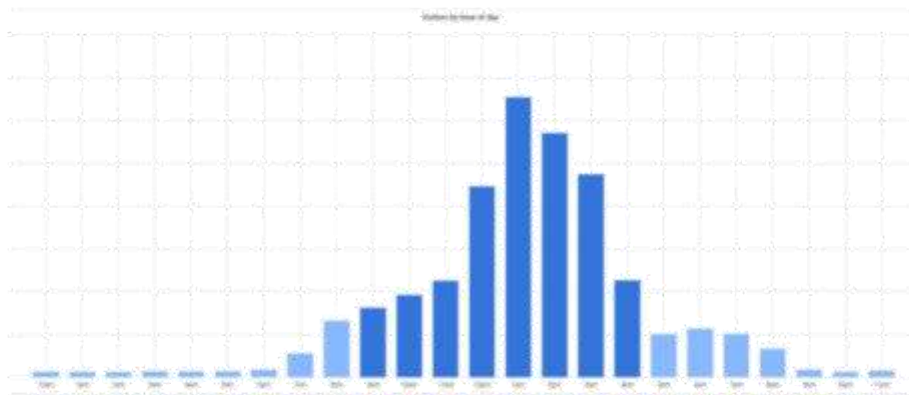


Data Source: City of Salisbury

The provided data also outlined that the typical peak of visitors within the reserve occurred between 12pm and 3pm, with the peak period occurring around 1pm. The provided graph of Visitors by Hour of Day is shown in Figure 10



Figure 10: Harry Bowey Reserve Visitors by Hour of Day



Source: City of Salisbury

To correlate the parking demand during a formal reserve booking, ETA undertook a parking spot check on Saturday 25/11/2023 at 12:30pm to confirm typical peak operation of the reserve during a booking period with an indicated size of 50 visitors. The survey time was chosen to align with typical lunchtime period and to correlate with the Council visitor data. During the observations, there were observed to be various groups of visitors across the site were observed to be utilising the area for the picnic and field areas, not just the formal group of 50 visitors. It is noted that the observed booking size of 50 visitors is similar to the overall average of the provided 2023 booking data (50 visitors vs 59 visitor average).

The parking occupancy was recorded as 46 spaces out of a total 230 informal spaces, resulting in a parking occupancy of approximately 20%. This observed parking occupancy is considered to accommodate both formal bookings (larger visitor groups) and non-booking visitors to the site for the survey period. For the purpose of estimating the reserve parking demand during bookings (events), the overall reserve parking demand (encompassing parking demands for both booking and non-booking visitors) could be equated to a parking rate of 0.92 spaces per booking visitor.

For the purpose of this assessment, in order to estimate the existing parking demand for the various booking sizes within the reserve, the parking rate of 0.92 spaces per booking visitor has been applied to both the average and 85th percentile visitor numbers. Based on the average visitor numbers of 59 visitors and, this equates to a parking demand in the order of 55 car parking spaces. Based on the 85th percentile visitor numbers of 95 visitors and, this equates to a parking demand in the order of 88 car parking spaces.

Parking Assessment

A review of the parking rates within the Planning and Design Code *Table 1 - General Off-Street Car Parking Requirements in Part 4 - General Development Policies - Transport, Access and Parking* indicates that there are no parking rates for a development of this nature (outdoor recreation facility).

Therefore, ETA has undertaken an independent review of the parking assessment undertaken by Tonkin for the proposed Tree Climb.

The Tonkin report has based the car parking requirements on booking data from the Adelaide City Tree Climb, indicating an average booking size of 3.1 people per booking. The relevant extract of the report



is outlined below. It is considered to be an appropriate assumption that visitors would carpool together, therefore, the identified parking rate of 1 space per 3 visitors, and 1 space per staff member is considered to be an appropriate parking rate to apply to the proposed Tree Climb.

It would be reasonable to assume that visitors to the subject site would carpool together, information gathered by TreeClimb (Adelaide City) indicates that the average booking size is 3.1 people per booking. Based on this, we have estimated a parking provision rate of 1 space per 3 visitors, and 1 space per staff member for this development. TreeClimb (Adelaide City) has also specified that the maximum number of visitors per booking (every 20 minutes) is capped to 24 visitors.

Source: Tonkin Report Harry Bowey Reserve – Tree Climb Traffic Impact Assessment, Rev A 28/10/2022

The Tonkin report indicates that the site could have a maximum of 192 visitors across the site based on 2 hour long sessions, leaving every 20 minutes. This total number of visitors incorporates those undertaking the climb, as well as the changeover period between sessions. Utilising the parking rates identified above, Tonkin indicates that the site would require up to 72 spaces, incorporating 64 visitor spaces and 8 staff spaces. The relevant report extract is outlined below.

Assuming this development operates under the same standards, the peak number of visitors (based on a 2 hour climb duration), would be 192 visitors (assuming the first batch of visitors leave within a 15-20 minute period after their climb). Using a car occupancy of 3 people per vehicle, the maximum provision of car parks required at any time would be up to 64 spaces for the site. Incorporating an additional 8 staff spaces (assuming each drives their own vehicle), the peak parking demand for the site would be a maximum of 72 spaces (Table 1).

Source: Tonkin Report Harry Bowey Reserve – Tree Climb Traffic Impact Assessment, Rev A 28/10/2022

Based on the Tonkin assessment, the derivation of the maximum visitors is based on all climbs being 2 hours, where it is noted that the younger level climbs could be up to 80 minutes in length. This could result in a lower number of visitors on site at any one time. Therefore, the calculated requirement for 72 parking spaces is considered to be an applicable parking demand for the site.

As part of the Tree Climb Kuitpo Forrest site, the Project Summary documentation provided on the YourSaySA website, indicated that the site would have a requirement for 85 spaces and bus access for larger groups. As a conservative assessment, a parking requirement of 85 car parking spaces has been considered to be the peak parking demand for the site.

Adequacy of Parking

Based on the above, a comparison of the calculated average Harry Bowey reserve parking and the proposed Tree Climb parking requirements is summarised in Table 2

Table 1: Parking Demand Estimate - Average Harry Bowey Reserve Parking

Parking Use	Peak Parking Demand
Proposed Tree Climb	85 Spaces
Existing Average Peak Parking Demand (both booking and non-booking visitors)	55 Spaces
TOTAL	140 Spaces

Based on the average parking scenario for Harry Bowey reserve there could be a combined demand of 140 car parking spaces. Based on a supply of 230 car parking spaces, this would equate to a surplus of 90 car parking spaces available within the site to accommodate additional visitors.



Based on the above, a comparison of the calculated 85th percentile Harry Bowey reserve parking and the proposed Tree Climb parking requirements is summarised in Table 2

Table 2: Parking Demand Estimate - 85th Percentile Harry Bowey Reserve Parking

Parking Use	Peak Parking Demand
Proposed Tree Climb	85 Spaces
Existing 85 th Percentile Peak Parking Demand (both booking and non-booking visitors)	88 Spaces
TOTAL	173 Spaces

If each of the parking uses were to occur during the same period, it could be expected that the site would have an 85th percentile peak parking demand of 173 car parking spaces. Based on a supply of 230 car parking spaces, this would equate to a surplus of 57 car parking spaces available within the site.

Therefore, based on the above, the existing parking within the Harry Bowey Reserve is anticipated to be able to accommodate the average and 85th percentile peak parking demands associated with both the reserve and the proposed Tree Climb.

TRAFFIC ASSESSMENT

Based on the Tonkin report, they anticipated that the site could generate up to 72 vehicle trips in the peak to/from the site. The relevant report extract is shown below.

Given the anticipated parking demand 72 vehicles per 2-hour session for the proposed TreeClimb site, the peak trips generated is considered to be 72 two-way movements per hour.

These trips are anticipated to be evenly distributed between Malinya Drive and Wildwood Drive and are likely to attribute a maximum of 36 additional vehicles per hour for each road. Allowing for a factor of overlap, we consider 45 additional vehicles to be added to Malinya Drive and Wildwood Drive in the peak.

Source: Tonkin Report Harry Bowey Reserve – Tree Climb Traffic Impact Assessment, Rev A 28/10/2022

The rate identified within the Tonkin report is not considered to represent the number of movements per hour but is the number of movements over a two hour period as it is based on the two-hour peak parking period. As a conservative assessment, it is anticipated that two-thirds of the vehicle movements would occur within the peak hour, resulting in 48 vehicle two way vehicle movements in the peak hour.

Based on a typical peak hour to daily ratio of 10%, the anticipated peak hour and daily traffic volumes are outlined within Table 3. It is noted that the peak hour of the proposed development is not likely to coincide with the peak hour of the surrounding road network. the post development peak hour volumes shown below is in the unlikely event that both the road network peak and the proposed development peak were to occur at the same time.

Table 3: Traffic Generation Estimates

	Infrastructure Guidelines		Peak Hour Volumes			Daily Volumes		
	Classification	Carriageway Width meets Guidelines	Predicted Existing Volumes	Development Traffic Volumes	Post Development Volumes	Existing Volumes	Post Development Daily Volumes	Volumes meet Infrastructure Guidelines
Riversdale Drive (adjacent reserve)		✔	25	48	73	250	750	✔



Malinya Drive	Minor Collector Road	✓	90	24	114	900	1,150	✓
Main North Road	DIT Service Road	✓	110	24	134	1,100	1,350	✓
Wildwood Drive	Major Collector Road	✓	100	24	124	1,000	1,250	✓
Goddard Drive	Major Collector Road	✓	130	24	154	1,300	1,550	✓

Based on the above, the surrounding road network is considered to be able to accommodate the post development traffic volumes, remaining within the City of Salisbury Infrastructure Guidelines for a Local Road (300 - 1,000 vehicles per day), Minor Collector (1,000, - 3,000 vehicles per day) and Major Collector (>3,000 vehicles per day). Table 3.1 from the City of Salisbury Infrastructure Guidelines 2019 is shown in Figure 11.

It is noted that even if the peak hour volumes outlined in the Tonkin report were to be applied to the development, the daily traffic volumes would still remain within the outlined levels within the Infrastructure Guidelines.



Figure 11: City of Salisbury Infrastructure Guidelines 2019 Extract

Road Category	Road Reserve Width (m)	Verge Width (m)	Carriageway Width (m)	AADT Vehicles Per Day	Vehicle Design Speed (max)	Notes
Access Place (Auto Court)	12.0 (access one side) 14.0 (access both sides)	3.4 + 3.4 3.4 + 3.4	7.2	< 50	15km/h	(1)
Access Lane (Rear Loading)	8.0	1.0	6.0	< 300	20km/h	(2)
No Through Local Road (Cul-de-sac)	14.0	3.4	7.2	< 300	20km/h	(3)
Local road (no indented parking)	15.0	3.9	7.2	300 - 1000	30km/h	
Local Road (indented parking)	15.3	3.5	2.3 + 6.0	300 - 1000	30km/h	
Local Road (adjacent reserves)	12.5	3.5 + 1.8	7.2	300 - 1000	30km/h	(4)
Minor Collector (no indented parking)	17.5	4.25	8.0	1000 - 3000	50km/h	(5)
Minor Collector (indented parking)	17.5	4.1	2.3 + 7.0	1000 - 3000	50km/h	(5)
Major Collector (single carriageway)	20.0	5.0	10.0	> 3000	50km/h	(6)
Major Collector (dual carriageway)	25.0	5.0	5.5 + 5.5 + 4.5 median	> 3000	50km/h	(6)

Table 3.1 Deemed to Comply Characteristics for Public Roads

Source: City of Salisbury

ACCESS

Access to the proposed development is provided via the existing Harry Bowey Reserve access road from Riversdale Drive. Due to the nature of the development, the main visitors are anticipated to access the site via light vehicles (i.e. families), with infrequent private bus services providing access for larger group bookings.

This is considered to be the only viable access arrangement for the proposed development and Reserve, as alternative access arrangements for either the proposed Tree Climb or the Harry Bowey Reserve would require extensive infrastructure and tree removal to be undertaken for the access to be provided.

As part of upgrades to the area, the City of Salisbury is undertaking the following alterations to the Harry Bowey Reserve and Riversdale Drive:

- Parking Restrictions and Time Limits on Riversdale Drive
- Installation of Road Cushions on Riversdale Drive
- Widening of Riversdale Drive/Malinya Drive/Wildwood Drive intersection
- Widening of cul-de-sac to accommodate larger vehicles such as a 12.5m bus
- Provision of additional accessible parking spaces within Harry Bowey Reserve



- Local widening of circulation roadway within Harry Bowey Reserve to provide a bus parking area
- Widening of the within Harry Bowey Reserve access to accommodate larger vehicles

The proposed alterations proposed by the City of Salisbury are considered to be beneficial to the access arrangements for the proposed development, as well as visitors to Harry Bowey Reserve. The proposed road cushions and parking controls are anticipated to be provided to assist with traffic calming concerns on Riverside Drive and to prevent parking on Riverside Drive.

The widening of the access point, local widening internally to the reserve, the upgraded cul-de-sac turning head internally and the removal of the driveway link at Wildwood Drive and Malinya Drive is anticipated to improve vehicle circulation through the reserve circulation roadway, while also enabling larger vehicles to access the site. As part of the proposed alterations, there will be added benefits for emergency service vehicles, with additional width available for access to the reserve. It is recommended that during the detailed design phase, that the proposed changes be able to accommodate a 12.5m Bus as a check vehicle, as assessed in the Tonkin report.

As part of the proposal, it is anticipated that the Tree Climb will provide small ancillary food and beverage services (e.g. coffees and snacks) to complement the Tree Climb bookings. Therefore, it is anticipated that deliveries will occur via light vehicles and would utilise the car parking area to undertake deliveries. Waste collection is anticipated to either be undertaken by private waste collection or in conjunction with the waste collection of the Harry Bowey Reserve. Waste vehicles, typically up to a 10m rigid vehicle will be able to access the site in a similar manner to the 12.5m Bus check vehicle. These larger vehicles will be infrequent and not regular users of the site.



CONCLUSIONS

The traffic and parking assessment has found the following:

1. The proposed development will comprise of a new building and facilities to provide the Tree Climb course. It is understood that the proposed development will operate similarly to the Adelaide City Parklands Tree Climb.
2. The Planning and Design Code does not outline a parking rate applicable to the proposed use.
3. The existing car parking associated with the Harry Bowey Reserve is considered to be appropriate in accommodating the parking demands associated with the proposal and the existing booking and non-booking parking demand.
4. The Tonkin assessment indicates that the proposed development could increase traffic by up to 90 vehicles in the peak hour, based on the peak parking demand across a 2 hour period. This is considered to be a conservative assessment of the anticipated peak hour traffic volumes associated with the proposed use.
5. The City of Salisbury is proposing various alterations to Harry Bowey Reserve and Riversdale Drive to provide access to the reserve. The proposed alterations are considered to be beneficial to the access arrangements for the proposed development, as well as visitors to Harry Bowey Reserve, while also enabling larger vehicles to access the site. It is recommended that during the detailed design phase, that the proposed changes be able to accommodate a 12.5m Bus as a check vehicle, as assessed in the Tonkin report.
6. Deliveries is anticipated to occur via light vehicles and will utilise the car parking spaces to undertake deliveries. Waste collection is anticipated to occur via vehicles up to 10m in length and will access the site in a similar manner to the 12.5m Bus check vehicle. These larger vehicles will be infrequent and not regular users of the site.

Overall the proposed development will maintain the traffic volumes on the adjacent road network within the volumes outlined within the City of Salisbury Infrastructure Guidelines for the relevant road classifications.

Should further information be required, please contact the undersigned at your convenience.

Yours sincerely

EMPIRICAL TRAFFIC ADVISORY

David Kwong
Director



encl. Tonkin Report Harry Bowey Reserve – Tree Climb Traffic Impact Assessment, Rev A
28/10/2022

City of Salisbury Proposed Alterations

Harry Bowey Reserve – Tree Climb

Traffic Impact Assessment

City of Salisbury

28 October 2022

Ref: 221442

tonkin 

Building exceptional
outcomes together



Document History and Status

Rev	Description	Author	Reviewed	Approved	Date
A	Draft for Council Review	LW	JA	JA	28.10.22

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221442 Harry Bowey Reserve – Tree Climb | Traffic Impact Assessment

2



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Client: City of Salisbury
Ref: 221442

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- Appendix A – Reserve Parking Areas
- Appendix B – Concept Parking Layout
- Appendix C – Surrounding Road Network and Traffic Counts



1 Introduction

The TreeClimb organisation has approached the City of Salisbury to propose the development of an outdoor recreational facility, within the existing Harry Bowey Reserve. The Harry Bowey Reserve is currently utilised as a public recreational reserve and features public cooking facilities, tables, seating and public restrooms for use by the community.

Tonkin has been approached by the City of Salisbury Council to undertake a Traffic Impact Assessment of a new facility located within the Harry Bowey Reserve. This TIA will explore the proposed TreeClimb development, the parking impacts to the site, and the traffic impacts to the surrounding road network.

TreeClimb is advertised as "a unique opportunity for users to be immersed in nature while the interactive education elements highlight the importance of conservation and the environment." Visitors of all ages can participate in 80 to 120 minute (depending on age) climbs across the seven elevated tree-top obstacle courses. As part of our assessment, we have visited TreeClimb's City based premises (corner of Greenhill Road and Unley Road) to review the installation and the impacts to the surrounding infrastructure. This has helped to inform the basis of the assessment for the proposed development.

The subject site is approximately 40 minutes from the Adelaide CBD alongside Main North Road in Salisbury. Under the planning and design code, the subject site is located within the Open Space/General Neighbourhood Zone.



2 Proposal

The proposal seeks to construct a tree climbing course comprising 3 x kid/family courses, 4 x adult courses, an eco-hut building/ticketing office, kiosk, briefing area, light meals facility and storage area. The proposed facilities will be housed within the Harry Bowey Reserve and utilising the existing access road from Riversdale Drive which is a local Council Road. The TreeClimb facility would also seek to utilise the existing provided carparks adjacent Harry Bowey Reserve. Refer figure 1 below for an approximate markup of TreeClimbs proposed layout:



Figure 1: Proposed TreeClimb Site Markup

We understand that for the Adelaide City Parklands TreeClimb Installation, the maximum number of visitors is 72 at any one time, with 8 on-site staff.

Due to the location of the proposed Harry Bowey Reserve TreeClimb, the anticipated occupancy is assumed to be similar to the Adelaide CBD TreeClimb facility.

Typical climb durations are 80 minutes for younger children, and 2 hours for older participants. Climbing sessions are capped to a maximum of 24 climbers to ensure that the climbing facilities are not over-crowded. Climbing sessions are staggered at 20-minute intervals and support staff work a minimum of 4-hour shifts.



3 Parking Assessment

3.1 Proposed Development Parking Requirements

There is no specific parking rate listed in Table 1 – General Off-Street Car Parking Requirements in the Planning and Design Code for an outdoor recreational facility land use of this nature. Tonkin notes that there is a parking rate for 'Indoor recreational facilities' (4.5 to 6.5 spaces per 100m²), however, a parking rate based on floor area would not be regarded as appropriate in this case.

It would be reasonable to assume that visitors to the subject site would carpool together, information gathered by TreeClimb (Adelaide City) indicates that the average booking size is 3.1 people per booking. Based on this, we have estimated a parking provision rate of 1 space per 3 visitors, and 1 space per staff member for this development. TreeClimb (Adelaide City) has also specified that the maximum number of visitors per booking (every 20 minutes) is capped to 24 visitors.

Assuming this development operates under the same standards, the peak number of visitors (based on a 2 hour climb duration), would be 192 visitors (assuming the first batch of visitors leave within a 15-20 minute period after their climb). Using a car occupancy of 3 people per vehicle, the maximum provision of car parks required at any time would be up to 64 spaces for the site. Incorporating an additional 8 staff spaces (assuming each drives their own vehicle), the peak parking demand for the site would be a maximum of 72 spaces (Table 1).

Table 1: Visitor Parking Schedule for TreeClimb in the Adelaide Metro Area and Proposed Salisbury Site

Standard Session Times	Maximum No. of Visitors (city data)	Car Parks Required (based on city data and car occupancy of 3 persons per car)
9.00 am	24	8
9.20 am	24	8
9.40 am	24	8
10.00 am	24	8
10.20 am	24	8
10.40 am	24	8
11.00 am	24	8
11.20 am	24	8
	192	64
Staff Cars (assume same as CBD)		8
Maximum parking demand for Salisbury Site at any one time		72



3.2 Existing Parking Assessment

Tonkin undertook a site visit of the Harry Bowey reserve from 12-2pm on 18/09/22 to assess the typical parking demand within the reserve for any given weekend. Site observations indicated the number of carparks within the reserve were estimated to be 230 informal spaces in the form of non-line marked 90 degree parking zones adjacent to the reserve access road. It is important to note there are no parking restrictions within the reserve and larger/longer vehicles would be able to park in most parking indentations.

During the survey, a maximum of 24 vehicles were recorded occupying the parks, yielding an occupancy rate of 11%. Refer Appendix A for a summary plan of the available parks.

3.3 Parking Demand Assessment

Given the anticipated parking demand of a maximum of 72 vehicles per 2-hour session for the proposed TreeClimb site, including an overlapping factor between different sessions it is anticipated there would be a demand of 75-85 parks during the busiest period. Given the total of 230 available parks and average 11% occupancy rate of the parks on a weekend, the existing on-site parking areas provided are considered sufficient to cater for the increase of parking demand to the reserve.

It should be noted that the results of the above parking assessment would likely be conservatively high, due to the following:

- The above data assumes all visitors would arrive by private vehicles, whereas some would arrive on tour buses or ride share/taxi services. This could have a significant impact on reducing the number of car parks required.

Based on the assessment above, it is considered that adequate parking within the Harry Bowey Reserve is provided to cater for the traffic generated by the proposed development.

3.4 Proposed Formal Parking Layout

As part of the Traffic Impact Assessment, Council has requested a concept parking plan be produced which includes linemarking each 90 degree park using a standard 5.4m x 2.4m space. Refer Appendix B for the concept parking layout plan presenting the maximum number of parks based on the existing parking areas being formalised.



4 Traffic Assessment

4.1 Existing network

The City of Salisbury has a formal road hierarchy for reference in this report. Each road within the study area has been classified using the City of Salisbury Infrastructure Guidelines 2019, refer below.

Main North Road is regarded as a highway, oriented in a north-south direction, and providing a major link between the CBD of Adelaide and the country regions beyond Salisbury. Main North Road provides connectivity to the areas surrounding Harry Bowey Reserve via a left in left out intersection with Malinya Drive and access roads off the four-way intersection with Saints Road. Main North Road is a two-way road subject to the default urban speed limit of 60km/h south of Saints Road before transitioning to 80km/h north of Saints Road. Main North Road falls under the care and control of the Department for Infrastructure and Transport.

Saints Road is regarded as a collector road, oriented in an east-west direction between Main North Road and beyond Goddard Road. Saints Road provides for intersections with Terrigal Drive, Carlingford Drive, Goddard Road, and various local streets within the residential area around it. Saints Road is a two-way road subject to the default urban speed limit of 50km/h.

Malinya Drive, Wildwood Drive, Goddard Road, Carlingford Drive and Terrigal Drive are regarded as local roads, providing connections for residential traffic to Saints Road and Main North Road. Each road is a two-way road subject to a speed limit of 50km/h.

Riversdale Drive is regarded as a local street oriented in an east-west direction between its termination to the west and Malinya Drive to the east. Riversdale Drive provides a link for residents located on the street to Saints Road and Main North Road whilst also providing access to the Harry Bowey Reserve. The road is a two-way road which has an LATM (driveway link) treatment at the intersection with Malinya Drive. It is subject to the default urban speed limit of 50km/h.

4.2 Development Access Arrangements

As previously stated, access to the proposed TreeClimb site within Harry Bowey Reserve is via Riversdale Drive, refer Figure 2 below.



Figure 2: Site Access Markup

221442 Harry Bowey Reserve – Tree Climb | Traffic Impact Assessment



Figure 3: Riversdale Drive Access Markup

As per figure 3 above, the 3.3m wide driveway link treatment at the intersection of Wildwood Drive/Malinya Drive and Riversdale Drive provides a narrow single travel lane access through to residences on Riversdale Drive as well as the Harry Bowey Reserve. The current treatment may be appropriate for the current low volumes of daily traffic however further improvements may be required to cater for increased vehicle movements (including two-way conversion) through the junction and the possibility of larger vehicles (buses/coaches) carrying passengers to the TreeClimb facility. Further assessment and turn-path review will be required to confirm if larger vehicles can appropriately navigate this access. (Turn paths TBC)

Similarly, the existing access road within the Harry Bower Reserve is sealed with 4-5m of asphalt and operates with no dividing line marking. Should larger volumes and larger vehicles access the site, upgrades to the width of the access road may be required to safely cater for these vehicles. There is currently a U-turn facility at the end of the access road which provides an approximate 14m diameter sealed area for vehicles of any size to perform a U-turn to exit the park, this treatment is considered appropriate for most vehicle sizes. (Turn paths TBC)



Figure 4: Access Road Typical Section

221442 Harry Bowey Reserve – Tree Climb | Traffic Impact Assessment



4.3 Existing traffic volumes

Traffic data was collected at various sites surrounding the proposed development between Tuesday the 20th of September and Tuesday the 4th of October 2022, as follows:

- Main North Road – Carisbrooke Park Carpark Entrance
- Goddard Drive – 21 Goddard Drive
- Terrigal Drive – 21 Terrigal Drive
- Carlingford Drive – 21 Carlingford Drive
- Wildwood Drive – 20 Wildwood Drive
- Malinya Drive – 18 Malinya Drive
- Riversdale Drive – 14 Riversdale Drive
- Riversdale Drive – Harry Bowey Reserve Carpark Entrance

A summary of the traffic data is provided in Table 2 above. Refer Appendix C for detailed traffic data information.

Table 2 - Traffic Volumes (AADT)

Location	Average Daily Traffic (Per Direction)			
	NB	SB	EB	WB
Main North Road (Carisbrooke Park Carpark Entrance)	-	1072	-	-
21 Goddard Drive	694	621	-	-
21 Terrigal Drive	-	-	-	-
20 Wildwood Drive	548	484	-	-
18 Malinya Drive	-	-	505	401
7 Meralang Avenue	53	35	-	-
14 Riversdale Drive	-	-	123	122
Harry Bowey Reserve Carpark Entrance	-	-	96	94

As per Austroads Guide to Traffic Management Part 3, the maximum hourly volumes for an undivided two-way road are 600 vehicles per hour, per lane. Based on the traffic data above we can assume, through industry accepted standards, that peak periods typically represent 10% of daily traffic. Assuming a conservative figure for the roads above, 15% of daily traffic still illustrates a low volume/capacity ratio for these roads in their current conditions during peak periods.



4.4 Development Traffic Generation

Given the anticipated parking demand 72 vehicles per 2-hour session for the proposed TreeClimb site, the peak trips generated is considered to be 72 two-way movements per hour.

These trips are anticipated to be evenly distributed between Malinya Drive and Wildwood Drive and are likely to attribute a maximum of 36 additional vehicles per hour for each road. Allowing for a factor of overlap, we consider 45 additional vehicles to be added to Malinya Drive and Wildwood Drive in the peak.

In terms of traffic distribution, it is assumed vehicles exiting the reserve on Malinya Drive will continue to Main North Road, and those exiting the reserve on Wildwood Drive will continue to Goddard Drive. Assuming a conservative 15% AADT would constitute the peak traffic volumes for each road, the following are the anticipated changes to development traffic.

Table 3: Existing vs Proposed Peak Volumes

Road	Existing AADT	Existing Peak	Development Generated Traffic	Development Peak
Malinya Drive	505	76	45	121
Main North Road	1072	160	45	205
Wildwood Drive	548	83	45	128
Goddard Drive	694	105	45	150

As per Table 3 above, the surrounding road network has sufficient capacity to cater for the development and the anticipated traffic as the generated peak trips added to each road within the network do not exceed the respective capacities for all roads.



5 Cyclist and Pedestrian Access

There are currently no formal access provisions to the reserve for both pedestrians and cyclists from Riversdale Drive, however a small number of unsealed narrow paths exist from adjoining roads to the reserve (Pemberley Avenue, Surrey Court, Smedley Place, Jenkins Drive). Within the reserve there are pedestrian tracks both sealed and gravel providing access to the various reserve facilities.

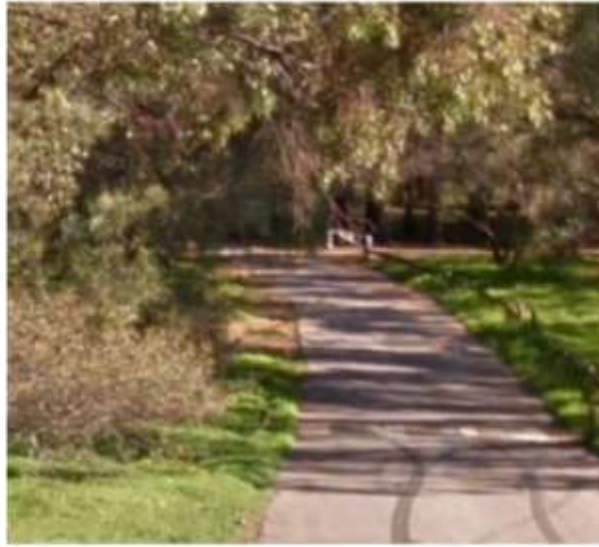


Figure 5: Example of Harry Bowey Reserve Cross Section

Should the development proceed, consideration should be given toward improve pedestrian safety adjacent roadways which would necessitate the installation of appropriate footpath areas to provide segregation from vehicles.

221442 Harry Bowey Reserve – Tree Climb | Traffic Impact Assessment




6 Summary

A traffic impact assessment has been undertaken to assess the impact of the proposed TreeClimb development on the Harry Bowey Reserve based on the information available. The following conclusions and recommendations are made as a result of the assessment:

- Given that the Planning and Design Code does not provide a parking rate relevant to the assessment of this type of proposal, we have assessed the parking requirement based on visitor and staff numbers using the Tree Climb Adelaide data. The informal 90 degree parking areas located within the reserve are considered adequate to cater for the expected parking demand from the development.
- Consideration should be given to the proposed parking layout of the site which should be designed to the relevant parking standards, including AS/NZS 2890.1-2004 and AS/NZS 2890.6-s009 (disabled parking). Parking demand is also expected due to interest from local schools, therefore the provision for parking for school buses should also be suitably accommodated within the informal parking area.
- Further information may be required as to whether heavy vehicles (buses) may be required to access the site and the specific parking requirements necessary to cater for these vehicles. Buses may currently access the park by parking across multiple informal 90 degree carparks.
- Due to increased volumes of visitors anticipated to the reserve and the in absence of a survey, there may be a need to improve the reserve access road through local widening to provide for two-way vehicles movements.
- The existing driveway link access on Riversdale Drive/Malinya Drive will require infrastructure changes to allow for two way access. The median islands on Malinya Drive and Wildwood Drive may also require changes to address turning movement requirements for potential larger vehicles, such as buses, seeking to access the reserve.
- Traffic movements generated by the proposed development have been calculated and would have minimal impact on the surrounding road network.
- There is a need to improve pedestrian connectivity within the carparking area of the reserve as the current arrangement has no formal pedestrian paths nor separation from traffic.




THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING		SHEET SIZE A1		
		COORDS: MGA94 ZONE 53 DATUM: ALL LEVELS TO A.H.D. SCALE: NTS SURVEYED: NA SURVEY DATE: NA APPROVED / PROJECT LEADER: Paul Simons - Senior Traffic Planner		
A	For Council Review	XX	XX	XX
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.

PUBLIC UTILITIES:
 THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.

NOT FOR CONSTRUCTION

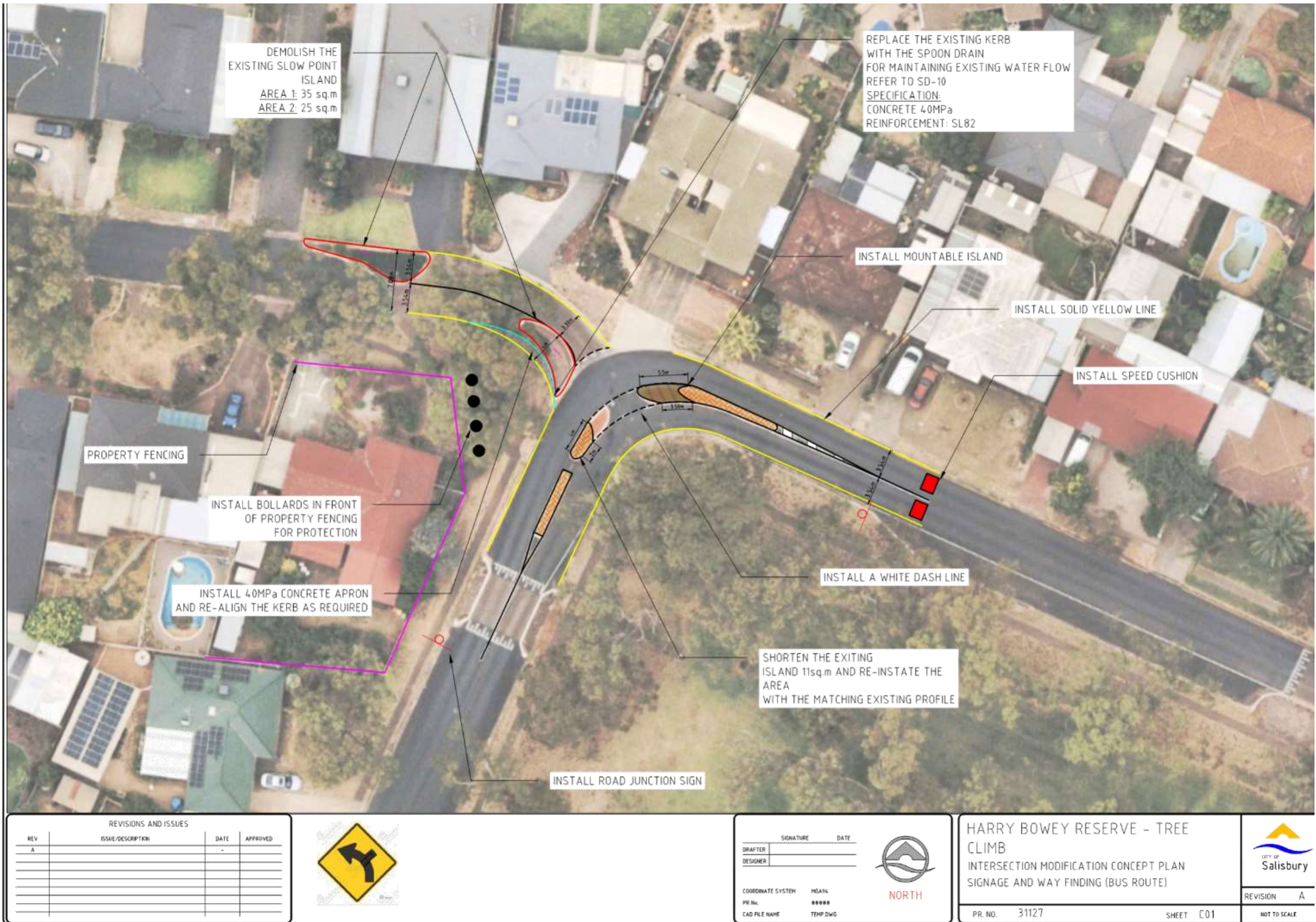
tonkin 

tonkin.com.au

HARRY BOWEY RESERVE TIA
 Approximate Total Park Count

FILENAME: PROJECT NUMBER DRAWING NUMBER REVISION
 A

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



REVISIONS AND ISSUES			
REV	ISSUE/DESCRIPTION	DATE	APPROVED
A			

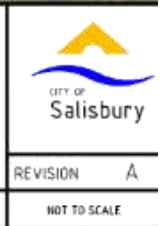


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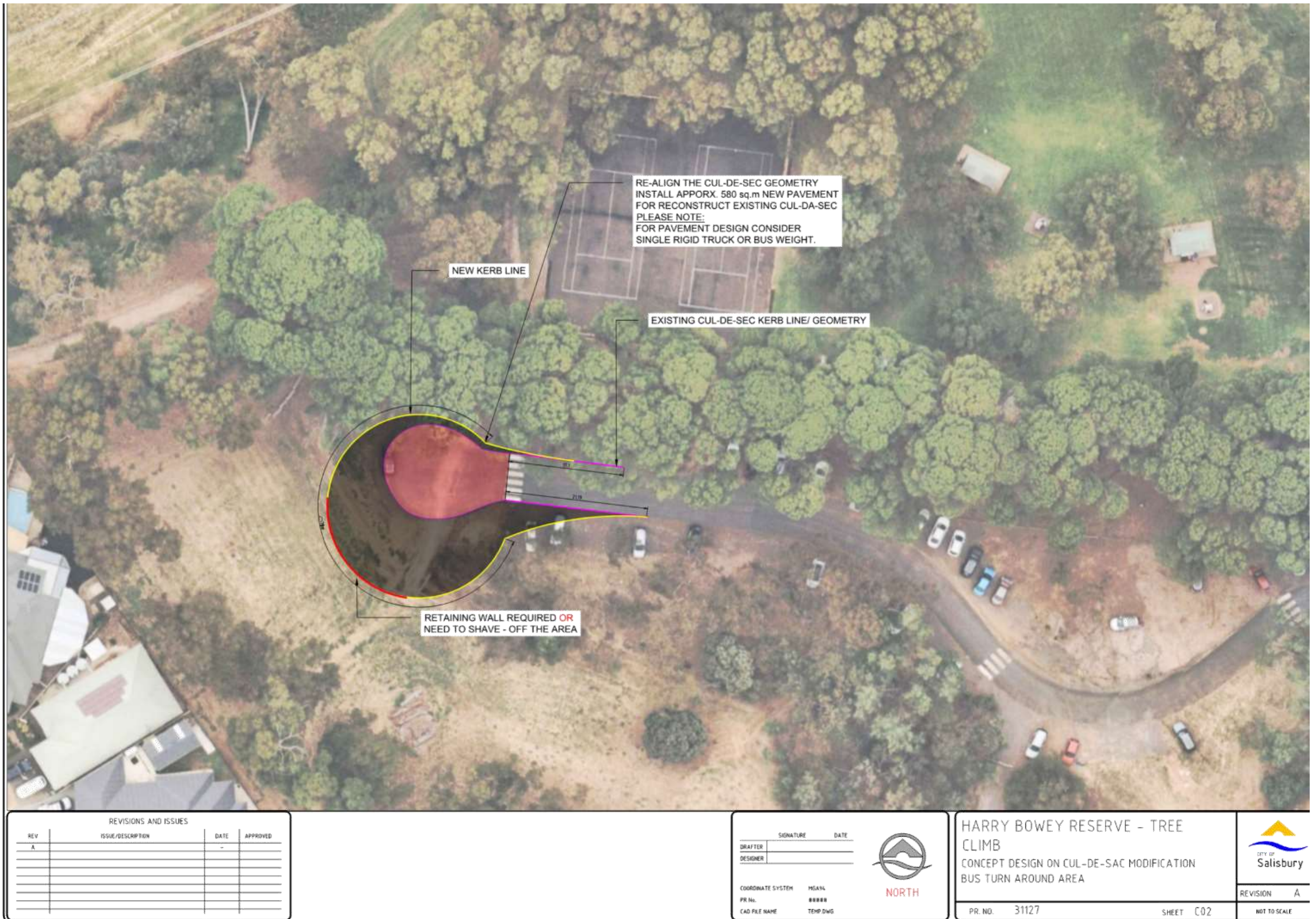


HARRY BOWEY RESERVE - TREE CLIMB
 INTERSECTION MODIFICATION CONCEPT PLAN
 SIGNAGE AND WAY FINDING (BUS ROUTE)

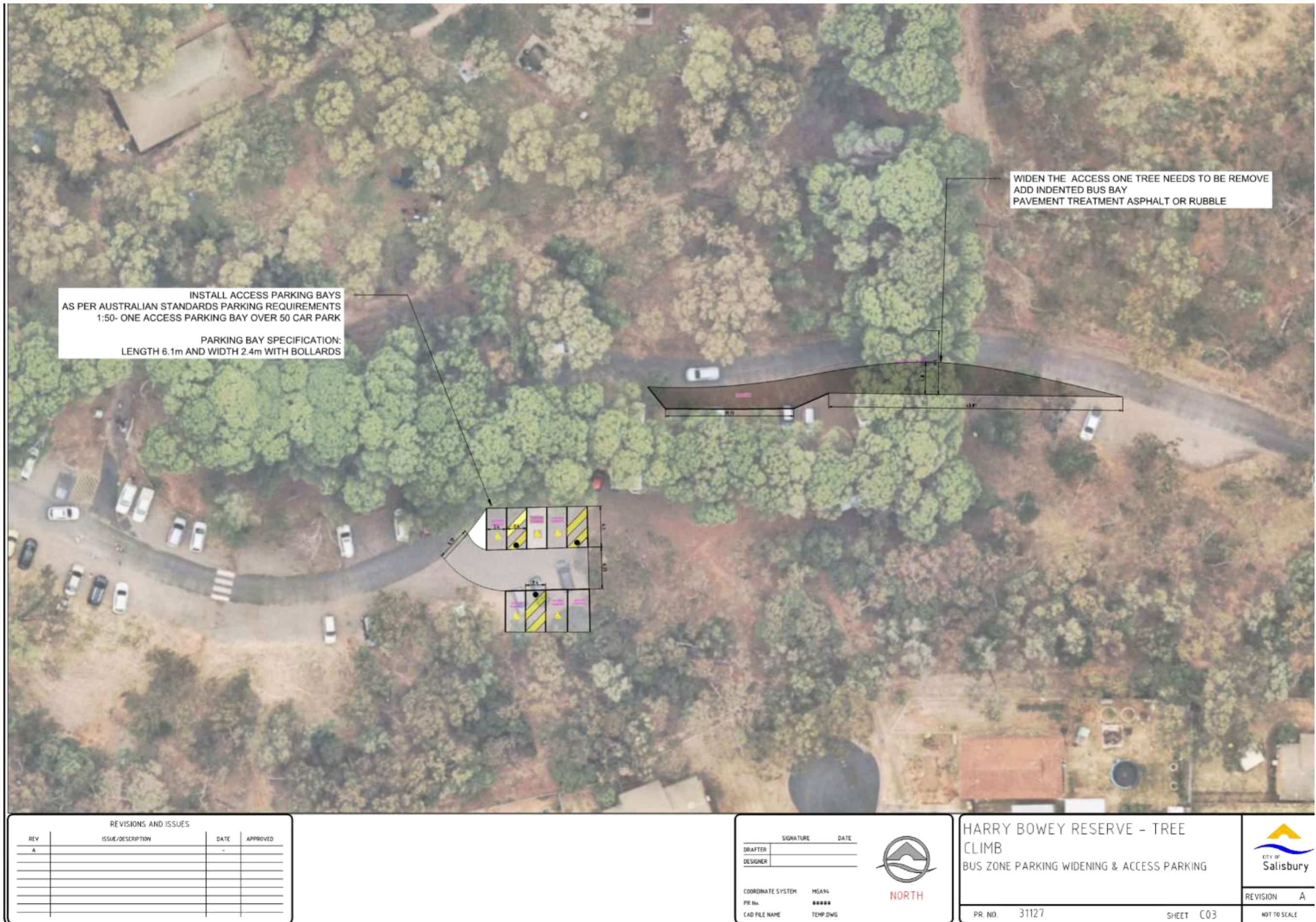
PR. NO. 31127 SHEET C01



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



REVISIONS AND ISSUES			
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SIGNATURE	DATE
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DESIGNER	
COORDINATE SYSTEM	MGA94
PR No.	*****
CAD FILE NAME	TEMP.DWG



HARRY BOWEY RESERVE - TREE CLIMB
BUS ZONE PARKING WIDENING & ACCESS PARKING

PR. NO. 31127 SHEET C03

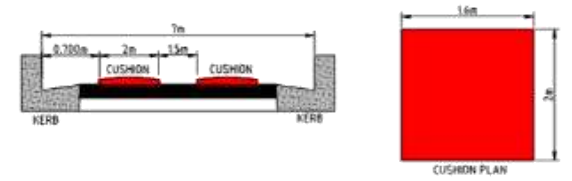


REVISION A
 NOT TO SCALE

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



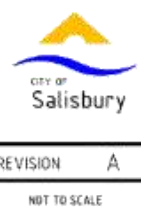
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COORDINATE SYSTEM	MG46
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CAD FILE NAME	TEMP.DWG



HARRY BOWEY RESERVE - TREE CLIMB
 TRAFFIC CONTROL LAYOUT PLAN
 PR. NO. 31127
 SHEET C04



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



REVISIONS AND ISSUES			
REV	ISSUE/DESCRIPTION	DATE	APPROVED
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DESIGNER	
COORDINATE SYSTEM	MGA94
PR No.	*****
CAD FILE NAME	TEMP.DWG



HARRY BOWEY RESERVE - TREE CLIMB
 CONCEPT DESIGN OF ENTRANCE WIDEN

PR. NO. 31127 SHEET C05



REVISION A
 NOT TO SCALE

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

Appendix 2

Copy of Sign Displayed on the Land and Representations

Proposed Development

LOT 75 GODDARD DR AND LOT 43 GODDARD DR, SALISBURY PARK SA 5109



APPLICANT

TreeClimb

NATURE OF DEVELOPMENT

Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)

APPLICATION NUMBER

23003207

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 11-07-2023



FOR MORE INFORMATION

CONTACT

City of Salisbury

PHONE

08 8406 8222

EMAIL

representations@salisbury.sa.gov.au

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Details of Representations

Application Summary

Application ID	23003207
Proposal	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Location	LOT 43 GODDARD DR SALISBURY PARK SA 5109, LOT 75 GODDARD DR SALISBURY PARK SA 5109

Representations

Representor 1 - Ebony Pattison-harris

Name	Ebony Pattison-harris
Address	24 ellen street TEA TREE GULLY SA, 5091 Australia
Submission Date	21/06/2023 06:57 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 support the development
Reasons	I own the property at 32 riversdale drive and support the application. I believe it will be a great addition to the area for the children and families they reside there.

Attached Documents

representations**Representor 2 - Ken Carey**

Name	Ken Carey
Address	18 RIVERSDALE DR SALISBURY PARK SA, 5109 Australia
Submission Date	26/06/2023 02:42 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The lack of a creditable traffic management plan and study (addressing the large, proposed increase in traffic associated with the tree climb facility) through single entry and exit via a no through single lane road puts the local residents and guests at risk. There have been a number of fires in the parkland in the past and the restricted access via Riversdale Drive has not been large enough for fire trucks and other emergency services to enter the parkland. There are many elderly people and young children living in Salisbury Park and any added developments that further restricts emergency services access is unacceptable (especially for those who live on Riversdale drive). The council and developer should rethink their traffic plan to the proposed tree climb facility and it should provide access via the two-way road via the Saints Road (dog park access) as a minimum or via Pemberley Road which was the original planned main entrance to Howey Bowey Reserve.

Attached Documents

representations**Representor 3 - David Lowes**

Name	David Lowes
Address	26 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	04/07/2023 12:31 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-DavidLowes-Received4July2023-5920745.pdf



REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: DAVID LOWES	My phone number:
My postal address*: 26 RIVERSDALE DRIVE SALISBURY PARK	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

In 1992 SALISBURY COUNCIL INFORMED RESIDENTS OF MALINYA & RIVERSDALE DRIVE THAT VEHICULAR SPEEDS & ACCIDENT RATES ALONG THESE ROADS WAS UNACCEPTABLE, SO THEY INSTALLED A "PLATEAU" AND THEN A CHICANE FOR SAFETY REASONS.

BECAUSE YOUR PLAN ONLY HAS ONE ENTRANCE & ONE EXIT INTO HARRY BOWEY RESERVE AND YOU PLAN TO REMOVE ALL ESTABLISHED SAFETY BARRIERS ALONG RIVERSDALE DRIVE/MALINYA DRIVE MY QUESTION IS WHAT'S CHANGED "??". THE INCREASED TRAFFIC FLOW WILL BE AT RIDICULOUS LEVELS & TRAFFIC CONGESTION & TRAFFIC SAMS WILL OBVIOUSLY OCCUR NOT ONLY AT RIVERSDALE & MALINYA SECTION BUT ALSO

ROADS LEADING INTO MAIN NORTH, SAINT
[REDACTED] CANON ROADS



Government of South Australia

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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

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

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

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: _____

Date: 2/7/23

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesign.code.plan.sa.gov.au/haveyoursay/

representations

Representor 4 - Avril Kelly

Name	Avril Kelly
Address	28 PEMBERLEY AVENUE SALISBURY PARK SA, 5109 Australia
Submission Date	04/07/2023 12:35 PM
Submission Source	Post
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-AvrilKelly-Received4July2023-5920811.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations



**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <i>Arril Kelly</i>	My phone number: [REDACTED]
My postal address*: <i>28 Penderley Avenue Salisbury Park SA 5109</i>	My email*: [REDACTED]

* Indicates mandatory information

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

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

I oppose due to Privacy and noise exposure - which will affect myself and my households, as well as surrounding homes and neighbours.

4 JUL 2023



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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

- be in writing; and
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- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

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

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: _____

Date: _____

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

representations

Representor 5 - Grant Baker

Name	Grant Baker
Address	10 MALINYA DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	05/07/2023 04:38 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-GrantBaker-Received4July2023-5936761.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: GRANT BAKER	My phone number:
My postal address*: 10 MALINYA DR SALISBURY PARK	My email*: [REDACTED]

** Indicates mandatory information*

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

• more speeding traffic along both roads
Increase dangerous speeding by removing
the chicane and other measures to
reduce speed & traffic through side streets.
prior to measures put in place to reduce
speeding traffic a car went thru number
& Malinya Drive's front fence and almost
went thru the front-backroom window.



Government of South Aust
Attorney-General's Departmen

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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

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

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

I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: 

Date: 3/7/23

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

representations

Representor 6 - Cheryl Baker

Name	Cheryl Baker
Address	10 MALINYA DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	05/07/2023 04:39 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-CherylBaker-Received4July2023-5936782.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: CHERYL BAKER	My phone number: [REDACTED]
My postal address*: 10 MALINYA DR SALISBURY PARK	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

- more traffic in side streets - HAD NEWS
- removing the chicane will once again be unsafe - speeding vehicles
- Safety problems for ~~rate~~ ^{rate} paying residents who frequent Harry Bowey Reserve.
- other tree climbs are not in residential areas.
- Will ~~destroy~~ ^{destroy} a quiet tranquil Park.



Government of South Austr.
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 7 - Roger Coulter

Name	Roger Coulter
Address	27 MALINYA DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	05/07/2023 04:44 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-RogerCoulter-Received4July2023-5936875.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: ROGER COULTER	My phone number: [REDACTED]
My postal address*: 27 MALINYA DRIVE SALISBURY PARK 5109	My email*: [REDACTED]

Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)


I oppose the development

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

MALINYA DRIVE ALREADY HAS A PARKING PROBLEM, PARTICULARLY WHEN JUNIOR SOCCER IS BEING PLAYED ON THE OVAL.

ALTHOUGH CAR PARKING IS BEING PROVIDED, THE OVERFLOW WILL CAUSE PROBLEMS IN MALINYA DRIVE.

THEN OF COURSE THERE WILL BE A LARGE INCREASE IN TRAFFIC ALONG MALINYA DRIVE AS CARS TRY TO ACCESS THE TREE CLIMB FACILITY FROM MAIN NORTH ROAD.



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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

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- include the name and address of the person (or persons) who are making the representation; and
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- comment only on the performance-based elements of the proposal.

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: _____ Date: 04 JUL 2023

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 8 - Katherine Anderson

Name	Katherine Anderson
Address	17 WILDWOOD DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	06/07/2023 09:00 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-KatherineAnderson-Received5July2023-5938807.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: Katherine Anderson	My phone number: [REDACTED]
My postal address*: Salisbury Park 17 Wildwood drive	My email*: Ata [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

large amount of traffic entering through small access point. I see this to be dangerous. Entry into park not suitable for two cars (one going in & one out at the same time). As a regular user of the park I enjoy the quiet space and see many groups using it. I don't see this to be necessary in a small space with inadequate parking.

Access must be through Main North Rd.



Government of South Australia
Attorney-General's Department

[attach additional pages as needed]

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- set out the particular reasons why planning consent should be granted or refused; and
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I: wish to be heard in support of my submission*
 do not wish to be heard in support of my submission

By: appearing personally
 being represented by the following person: _____

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

Signature: _____

Kf

Date: _____

5.7.23

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

The specific reasons I feel you first planning consent should be granted is...

large amount of traffic entering through small access point I see this to be a good thing...

entry into park not suitable for two cars love being in & out of the park...

As a regular user of the park I enjoy the quiet space and see many groups...

it is not a lot to be asked for...

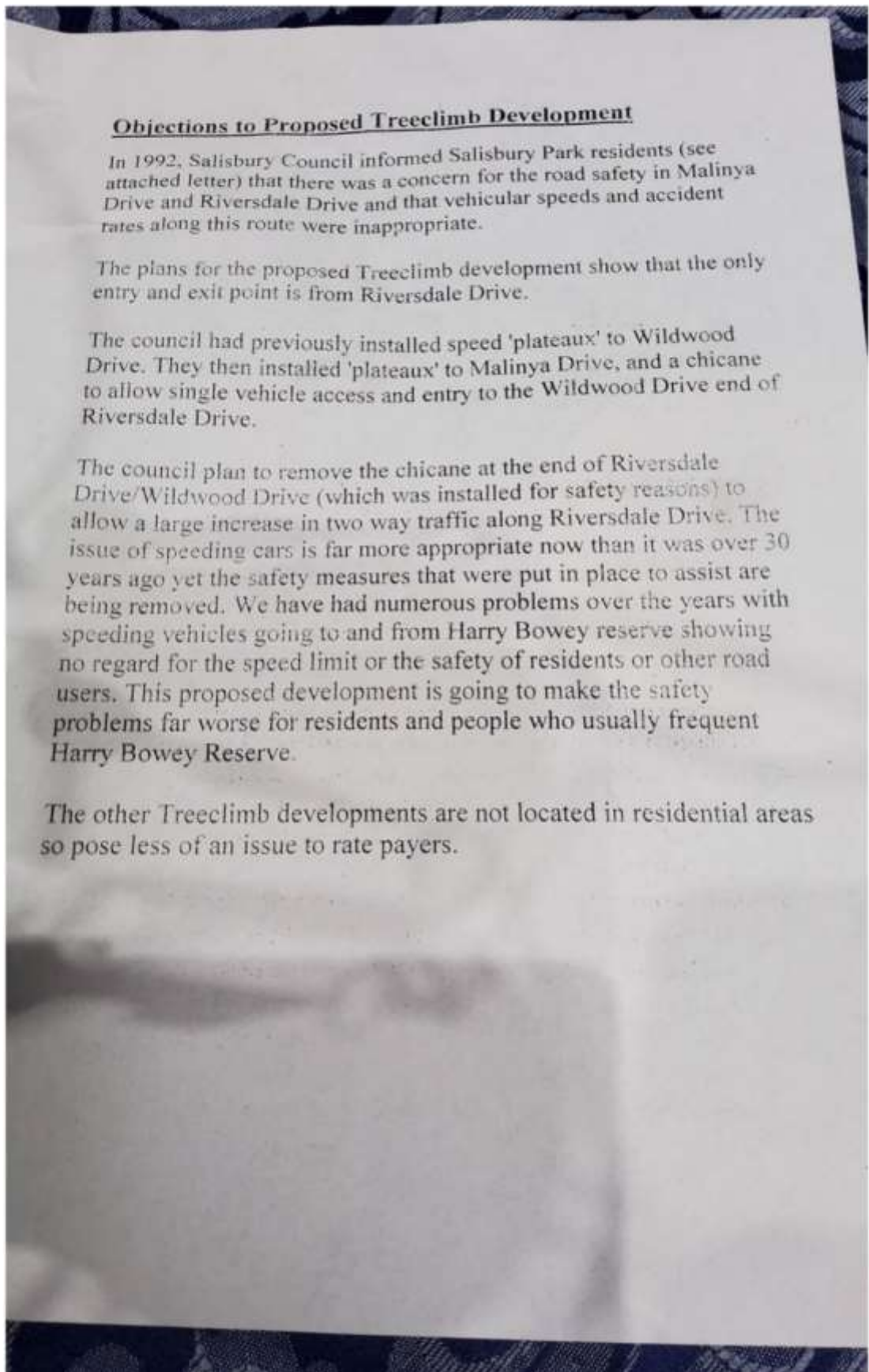
Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations**Representor 9 - Peter Harratt**

Name	Peter Harratt
Address	14 Riversdale Drive SALISBURY PARK SA, 5109 Australia
Submission Date	06/07/2023 11:13 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	Living in Riversdale Drive since early 1990s there has always been an issue with traffic mainly through the summer months with people using Harry Bowey Reseve. Issues speeding ,noises from organisations having parties Allowing for more cars and people is only going to make things worse. Please read the attached item for a more comprehensive outline of residents issues

Attached Documents

20230706_111120-1243872.jpg



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations**Representor 10** - Jennifer Carey

Name	Jennifer Carey
Address	18 Riversdale Drive SALISBURY PARK SA, 5109 Australia
Submission Date	06/07/2023 08:32 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

Reasons for refusal: Increase traffic both ways in Riversdale Drive which will lead to congestion getting in and out of driveway. It is hard enough with traffic racing to get into park, looking for entrance and not property owners or children, major safety issue. Increase in noise, is a residential street with quiet appeal not wanting screaming seven days a week. Increase fire risk in park, fires do happen quite often. Large major fire of all the pine trees had emergency services having difficulty getting into park and blocking Riversdale Drive off, which stopped residences getting to our homes or leaving them other than walking back towards Main North Road. When there are special events in the park traffic park in Riverdale Drive making road only single way. Birds such as Kookaburras and parrots which live in Harry Bowey Reserve and frequent our yard will not like traffic and noise so will their habitats be destroyed? We bought our home (1993) for the peaceful and beautiful surrounding area and park, not to have a large structure built destroying the ambience of the area when other tree climbing activities are not in residential areas. There were numerous speeding cars going into the park all hours so the entrance to Riversdale Drive was altered on more than one occasion to slow cars down and the gates to the park were locked from sunset to sunrise. The road connecting into Riversdale Drive was only altered last year to slow traffic along the oval and stop cars crashing into house on bend and you want to increase more traffic on this road and into Riversdale Drive forgetting about the traffic and the children and adults playing soccer and cricket already here.

Attached Documents

representations**Representor 11** - Ken Potter

Name	Ken Potter
Address	6 Meralang Ave SALISBURY PARK SA, 5109 Australia
Submission Date	08/07/2023 03:48 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	<p>We note that Planning Approval is pending as part of the proposed Tree Climb and Café construction in Harry Bowey Reserve. On speaking with Council staff earlier this year they were unable to provide any clear information as the proposal was 'confidential'. Traditionally entry is via Riversdale Drive, however Council changed the junction of Riversdale Drive/Malinya Drive some time ago which no longer caters for the turning of heavy vehicles. It is not clear in the Traffic Management Report on what actions/upgrades Council/Tree Climb Australia are taking to accommodate vehicle movements through the junction of Riversdale Drive/Malinya Drive/Wildwood Drive. The Plan provides an overview and summary only. There are 'no recommendations or actions' listed for action by either Tree Climb or Council to address the issues raised in the report. Additionally, what consideration will this have with the investigative work being undertaken by Council/DIT upgrades of Main North Road/Target Hill Road and Main North Road/Malinya Drive? These works may have a detrimental effect on all future traffic movements. There needs to be some clear direction on how traffic will be managed through the junction of Wildwood/Malinya/Riversdale Drives, as most vehicles larger than a car are unable to access this in its present design.</p>

Attached Documents

representations**Representor 12** - Jordan Ingerson

Name	Jordan Ingerson
Address	11/5 Riversdale Drive SALISBURY PARK SA, 5109 Australia
Submission Date	08/07/2023 03:59 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	I don't think this has been thought through properly. This project is being built in a residential area where increased traffic will block the surrounding streets in the area and even worse on weekends. The traffic will also be a safety hazard for the local primary school and kindy on Wildwood dr. Also the junior soccer club will be affected on busy weekends. We need to organise a traffic engineer to asses this.

Attached Documents

representations**Representor 13** - Ian and Karen Hulmes

Name	Ian and Karen Hulmes
Address	7 Meralang Avenue, SALISBURY PARK SALISBURY PARK SA, 5109 Australia
Submission Date	09/07/2023 02:18 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

1. Riversdale Drive west of Malinya Drive, is a narrow roadway with traffic management devices already insitu in order to manage traffic flow from public traffic accessing Harry Bowie Reserve. This is already probamatic on weekends with increased activity. 2. Increased traffic activity for the proposed development will require modifications to the current infrastructure and create a dangerous t-junction with Riversdale,Maliya and Wildwood Drive. Particularly when traffic is moving in multiple directions. 3. Pemberley Avenue (off of Goddard Drive) was purpose build in the 1980's with wider road design, wider verges and broad fronted housing blocks, specificaly to cater for future development into Harry Bowie Reserve. 4. Pemberley Avenue requires no structural changes and the construction of a park access road is all that is required. Larger vehicles (buses) are able to navigate the roadway for general park access. 5. A turnaround space could flow from the park level access road leading from Pemberley. 6. Consultation with residents of Meralang Avenue,Floriston Way etc did not take place but interestingly traffic control deveices were deployed to Meralang Avenue to monitor traffic but without explanation.

Attached Documents

representations**Representor 14** - Neil Kennedy

Name	Neil Kennedy
Address	7/5 Riversdale Dr SALISBURY PARK SA, 5109 Australia
Submission Date	09/07/2023 03:52 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	This proposal overpromises its benefits for the community. For an activity that claims to be celebrating the environment, it is heavily reliant on personal cars as there is no public transport within easy walking distance. The increased traffic coming down Riversdale Drive will create traffic jams at the intersection with Malinya Drive and Wildwood Drive where Riversdale Drive goes down to one lane as a traffic calming measure. The proposal that speaks about adding parking spaces but the majority are already used regularly, albeit they are just dirt or gravel.

Attached Documents

representations**Representor 15 - Lynn Hayward**

Name	Lynn Hayward
Address	3 Riversdale Drive SALISBURY PARK SA, 5109 Australia
Submission Date	09/07/2023 04:30 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	I have significant concerns regarding the increase in traffic and the proposed changes to the current single lane traffic flow in the front of our house to dual lane again. The single lane was installed many years ago due to concerns to safety regarding the traffic and the proposal to abolish this is quite contradictory. The traffic flow on the weekends now is quite large let alone allowing more traffic with the tree climb venue. The survey included in the proposal does not accurately reflect the traffic flow. In addition, we were extensively consulted when the islands were being installed many years ago and yet there has been no direct consultation with this proposal. We were only alerted by another concerned resident. This is unacceptable. There are many young children in the area, including those using the oval on Malinya / Wildwood and increased traffic is a safety concern. I would support the development if different access to the park ie via main north rd, at the bottom Carrsibrooke car park area being extended towards Harry Bowey.

Attached Documents

representations

Representor 16 - Pauline Symonds

Name	Pauline Symonds
Address	24 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 12:15 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-PaulineSymonds-Received7July2023-5965273.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT



Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: Pauline SYMONDS	
My postal address*: 24 RIVERSDALE DRIVE SALISBURY PK.	My email*:

* Indicates mandatory information

My position is:

- I support the development
- I support the development with some concerns (detail below)
- I oppose the development

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

Wider in case of traffic pollution is very concerning - healthwise.

The noise is also concerning x 7 days per week.

This is a residential area not designed for activities like Tree Climb which should be in area like "Kygo Forest". The impact on our wildlife will be devastating.



Government of South Australia
Attorney-General's Department

[attach additional pages as needed]

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

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I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: P. Symonds

Date: 2. 7. 23.

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

representations

Representor 17 - Alfred Symonds

Name	Alfred Symonds
Address	24 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 12:18 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-AlfredSymonds-Received7July2023-5965324.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

7 JUL 2023

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <i>ALFRED J SYMONDS</i>	My phone number: [REDACTED]
My postal address*: <i>24. RIVERSDALE DRIVE</i>	My email*: —

* Indicates mandatory information

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

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

The entry and exit point is from Riversdale Drive which will cause a traffik hazard, & constant Noise This Road is not suitable as a main Rd, & the proposed removal of the chicane will cause speeding, & also pollution. also permission for buses will add to this with diezal fumes.

the Removal of numerous ~~safe~~ safety measures will cause problems for the resedants. and people who usually frequent Harry Bowey Reserve

The other treeclimb developments are not located in Residential areas



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: A J Symonds

Date: 2/7/23

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 18 - Michael Barton

Name	Michael Barton
Address	30 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:17 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-MBarton-Received10July2023-5968305.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

10 JUL 2023

RECEIVED
10 JUL 2023

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

L300207
Applicant: *James Christie* [applicant name]
Development Number: Click here to enter text. [development application number]
Nature of Development: Click here to enter text. [development description of performance assessed elements]
Zone/Sub-zone/Overlay: Click here to enter text. [zone/sub-zone/overlay of subject land]
Subject Land: Click here to enter text. [street number, street name, suburb, postcode] [lot number, plan number, certificate of title number, volume & folio]
Contact Officer: Click here to enter text. [relevant authority name]
Phone Number: Click here to enter text. [authority phone]
Close Date: Click here to enter text. [closing date for submissions]

Michael Burton
 My name*: Click here to enter text. My phone number: Click here to enter text.
 My postal address*: Click here to enter text. My email: Click here to enter text.
30 RIVERSIDE AVE GARDINY PARK

* Indicates mandatory information

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

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

[attach additional pages as needed]

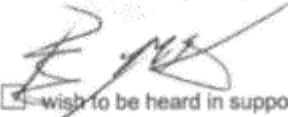


Government of South Australia
Department for Trade and Investment

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

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

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

By: appearing personally
 being represented by the following person: Click here to enter text.

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

Signature:  Date: Click here to enter text.


Return Address: Click here to enter text. *[relevant authority postal address]* or

Email: Click here to enter text. *[relevant authority email address]* or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

representations**Representor 19** - Bernadette Howson

Name	Bernadette Howson
Address	16 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:28 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-BHowson-Received10July2023-5968480.pdf

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**



Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <i>Bernadette Howson</i>	My phone number: [REDACTED]
My postal address*: <i>16 Riversdale Dve Salisbury Park</i>	My email*: [REDACTED]

* Indicates mandatory information

My position is:

- I support the development
- I support the development with some concerns (detail below)
- I oppose the development

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

The traffic as my street is the only access. Noise, being as we are a quiet residential area.



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: B. Howson

Date: 2/7/23

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 20 - Sandra Nicolescu

Name	Sandra Nicolescu
Address	28 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:30 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-SNicolescu-Received10July2023-5968539.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**



Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: Sandra Nicolescu	My phone number: [REDACTED]
My postal address*: ES 28 Ryversdale Dr	My email*: nicoln@n.com.au

* Indicates mandatory information

My position is:

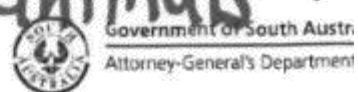
I support the development

I support the development with some concerns (detail below)

I oppose the development

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

Unsafe Road, noisy, vegetation, less quiet area, more traffic, no wider Road, might be car accidents, a residential area. What happens to all the animals in the trees.



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[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.

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

By: appearing personally
 being represented by the following person: _____

You wish to be heard by the relevant authority in support of your submission:
[Redacted] *Michael Nicholas*

Signature: *S. Nicholas* Date: *23/04/2023*

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

*in the trees
addition to all the animals
a residential area. What
might be car accidents
road, no wider road,
traffic. no wider road,
less than 22m
road, noise, vibration,
vibration*

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 21 - Jennifer Veitch

Name	Jennifer Veitch
Address	20 MALINYA DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:32 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-JVeitch-Received10July2023-5968584.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**



Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: JENNIFER VEITCH	My phone number: [REDACTED]
My postal address*: 20 MAKINYA DR. 5 SALSBURY PARK	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

THE AMOUNT OF SPEEDING TRAFFIC IS BAD NOW, WITH DRIVERS TOTALLY IGNORING SPEED HUMPS ETC, AN INCREASE IN TRAFFIC WILL CAUSE MORE PROBLEMS + ENDANGER RESIDENT.



Government of South Aus
Attorney-General's Departme

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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

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

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

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission.
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: *[Handwritten Signature]*

Date: 3-7-23

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 22 - Ron Russell

Name	Ron Russell
Address	UNIT 10 5 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:34 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-RonRussell-Received10July2023-5968631.pdf



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

RECEIVED
10 JUL 2023

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <u>RON RUSSELL.</u>	My phone number: 
My postal address*: <u>UNIT 10, 5 RIVERSDALE DRIVE SALISBURY PARK 5109</u>	My email*: 

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

THE ONLY ACCESS TO PROPOSED DEVELOPMENT IS BY RIVERSDALE DRIVE TO HARRY BOWEY RESERVE.

INCREASED TRAFFIC AND SPEEDS ALONG RIVERSDALE DRIVE WILL BE OF EXTREME CONCERN TO RESIDENTS, CURRENT TRAFFIC AND SPEEDS ARE OF MAJOR CONCERN NOW!

THIS PROPOSED DEVELOPMENT IS NOT RECOMMENDED AND SHOULD NOT BE BUILT IN HARRY BOWEY RESERVE, WITH PROPOSED ENTRY THROUGH RIVERSDALE DRIVE FOR SAFETY REASONS OUTLINED BY TRAFFIC & SPEEDS OVER THE PROPOSED OPEN HOURS.



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: *R. Russell*

Date: 4/7/23

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations**Representor 23** - Murray Witcher

Name	Murray Witcher
Address	UNIT 14 5 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:36 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-MurrayWitcher-Received10July2023-5968668.pdf

**REPRESENTATION ON APPLICATION -
PERFORMANCE ASSESSED DEVELOPMENT**

10 JUL 2023

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: MURRAY E WHITCHER	My phone number: [REDACTED]
My postal address*: UNIT 14, 5 RIVERSDALE DR SALISBURY PARK, S.A 5109	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

I am opposed to the Tree Climb facility and any commercial use of the Harry Bowey Reserve.



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: 

Date: 4/7/2023

Return Address: PO Box 8, SALISBURY SA 5108 [or](#)

Email: representations@salisbury.sa.gov.au [or](#)

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

representations

Representor 24 - Joshua Lyle

Name	Joshua Lyle
Address	UNIT 12 5 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:38 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-JoshuaLyle-Received10July2023-5968696.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016



Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: Joshua Lyle	My phone number: [REDACTED]
My postal address*: unit 12/5 Riverside Drive Salisbury Park	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

- lack of Road 17 forstaken in & out -
- No parking in the area
- Damage of trees in the area
- wild life that live in the trees (where do they go)
- The taking of public land.
- who is paying for all of the work that happen after it open and you find out it's a shit show...
- Invasion of people privacy with the walkers looking in to back yards.

• would the tree need to be removed
If this wasnt Hapony (If no) There



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Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 25 - Reg Stone

Name	Reg Stone
Address	2A MALINYA DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:40 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-RegStone-Received10July2023-5968714.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION -
PERFORMANCE ASSESSED DEVELOPMENT**



Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: REG STONE	My phone number: [REDACTED]
My postal address*: 2A MALINYA DRIVE SALISBURY PK.	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

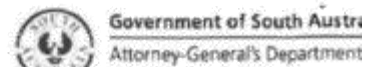
I support the development with some concerns (detail below)

I oppose the development

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

**MY PROPERTY IS AT THE JUNCTION OF MALINYA & WILLOWOOD DRIVE.
OVER THE PAST 5 YEARS OF RESIDENCY I HAVE WITNESS THE MASSIVE INCREASE OF TRAFFIC ON PUBLIC WEEKENDS.
THE INSTALLATION OF THE CHICANE WAS AN EXCELLENT IMPROVEMENT TO SLOW TRAFFIC.
THE REMOVAL OF THIS CHICANE IS GOING BACK TO OPEN ROAD JUNCTION AND A MASSIVE STEP BACKWARDS FOR SAFETY. THIS STREET IS A SMALL RESIDENTIAL ROAD, ITS NOT DESIGNED FOR THE MASSIVE INCREASE OF TOURIST BUSES AND COACHS USING THIS ROAD**

RS



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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

By: appearing personally
 being represented by the following person: _____

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

Signature: [Handwritten Signature]

Date: 03/07/2023

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: www.planninganddesignonline.plan.sa.gov.au/haywoodshire

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 26 - Ann McCusker

Name	Ann McCusker
Address	2 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:41 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	

Attached Documents

Representation_Da23003207-AnnMcCusker-Received10July2023-5968764.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT

RECEIVED
10 JUL 2023

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: Ann McCusker JP	My phone number: [REDACTED]
My postal address*: 2 Riversdale Drive Salisbury Park	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

Development is an essential element of progress. But I would urge more consideration be given to Road Traffic Access and possible future traffic congestion.

The idea to further develop the Harry Bowey Reserve is, in essence, a good one. But perhaps more thought could be given to Re-rooting Vehicular traffic to via Pemberton Road - this was I believe the original entrance to the park. It is a wide road with easy access for all kinds of traffic.

Riversdale Drive/Widwood Drive/Malina Drive Intersection provides a more dangerous and challenging entrance for all traffic + pedestrians



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Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations**Representor 27** - Anna Harris

Name	Anna Harris
Address	8 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:43 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-AnnaHarris-Received10July2023-5968789.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT



Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: ANNA HARRIS	My phone number: [REDACTED]
My postal address*: SALISBURY RIVERSDALE DRIVE PARK.	My email*: [REDACTED]

* Indicates mandatory information.

My position is:

- I support the development
- I support the development with some concerns (detail below)
- I oppose the development

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

ENTRANCE TO THE TREE CLIMB CAN BE THROUGH CARISBROOKE PARK. ABSOLUTELY NOT DOWN RIVERSDALE DRIVE. WE HAVE JUST PURCHASE A HOME ON THIS STREET AND THIS WILL IMPACT OUR CHILDREN PLAYING SAFELY AND VALUE OF OUR HOME.



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input type="checkbox"/>	wish to be heard in support of my submission*
	<input checked="" type="checkbox"/>	do not wish to be heard in support of my submission
By:	<input type="checkbox"/>	appearing personally
	<input type="checkbox"/>	being represented by the following person: _____

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

Signature:  Date: 4/7/2023

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 28 - Rosslyn Witcher

Name	Rosslyn Witcher
Address	UNIT 14 5 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:45 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-RosslynWitcher-Received10July2023-5968813.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016



Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <i>ROSSLYN J WHITCHER</i>	My phone number: [REDACTED]
My postal address*: <i>UNIT 14 - 5 RIVERSDALE DRIVE SALISBURY PARK 5109.</i>	My email*:

* Indicates mandatory information

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

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

I oppose this facility being built on the Harry Bowey Reserve.

The only outlet from the Reserve is on Riversdale Drive. Being a resident on this road I am concerned about the flow of traffic ~~of traffic~~ that will be a hazard for residents to get into & out of their homes.



Government of South Australia

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: *R. J. Butcher*

Date: 10th July 2023

Return Address: PO Box 8, SALISBURY SA 5108 or
 Email: representations@salisbury.sa.gov.au or
 Complete online submission: planninganddesign@codeplan.sa.gov.au/haveyoursay/

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 29 - R Hockley

Name	R Hockley
Address	12 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:47 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-RHockley-Received10July2023-5968861.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**



Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: R C M HOCKLEY	My phone number: [REDACTED]
My postal address*: 12 RIVERSDALE DRIVE SALISBURY PARK.	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

I HAVE GREAT CONCERNS FOR SAFETY ON RIVERSDALE DRIVE, MANY CARS SPEEDING AND ROARING DOWN RIVERSDALE DRIVE AT PRESENT WHICH WILL ONLY INCREASE WITH A GREATER AMOUNT OF TRAFFIC ACCESSING THE PARK. PROBLEMS BACKING OUT OF DRIVENAYS. NO FOOTPATH AT PRESENT ON ONE SIDE OF ROAD. MOSTLY ELDERLY RESIDENTS WHO MAY ALSO HAVE YOUNG GRANDCHILDREN VISITING, ALSO A SAFETY CONCERN. MAKE ANOTHER ENTRY AND EXIT! PICK ANOTHER PARK!



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: R. C. M. Hockley

Date: 05/07/2023

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

representations

Representor 30 - Sandra Wallace

Name	Sandra Wallace
Address	4 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:49 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-SandraWallace-Received10July2023-5968906.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**



Planning, Development and Infrastructure Act 2016

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Development Number:	23003207
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Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: Sandra Wallace	My phone number: [REDACTED]
My postal address*: 4 Riversdale Drive Salisbury Park	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

I'm worried about the amount of traffic that will end up coming down not just our Drive but also the whole area.

It is already crazy every Summer and Public Holiday.

Also concerned about noise etc.



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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

By: appearing personally
 being represented by the following person: _____

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

Signature: 

Date: 7/7/23

Return Address: PO Box 6, SALISBURY SA 5108 or
 Email: representations@salisbury.sa.gov.au or
 Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyouseen/

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations**Representor 31** - Renata Canino

Name	Renata Canino
Address	10 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:50 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-RenataCanino-Received10July2023-5968932.pdf



REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <i>RENATA CANINO</i>	My phone number: [REDACTED]
My postal address*: <i>10 RIVERSDALE DRIVE SALISBURY PARK SA 5109</i>	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

EXCESS TRAFFIC BUILD UP ALONG RIVERSDALE DRIVE WILL DEFINITELY CAUSE CONCERNS FOR ROAD SAFETY. AS PLATEMARKS WERE INSTALLED FOR A REASON, YEARS AGO FOR SAFETY! TRAFFIC CALMING MEASURES!! PARKING INFRINGEMENTS ON PRIVATE PROPERTY. BEST SOLUTION IS TO FIND ANOTHER PARK/RESERVE! PROTECTIVE SPECIES OF BIRDS AND ANIMALS.



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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 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

Signature: 

Date: 7/7/23

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 32 - Tony Canino

Name	Tony Canino
Address	10 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:51 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-TonyCanino-Received10July2023-5968966.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**



Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <i>TONY CANINO</i>	My phone number: [REDACTED]
My postal address*: <i>10 RIVERSDALE DRIVE SALISBURY PARK SA 5109</i>	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

TRAFFIC BUILD UP, ALONG RIVERSDALE DRIVE WILL DEFINITELY CAUSE CONCERN FOR ROAD SAFETY. PLATEAUX WERE INSTALLED FOR A REASON, CONGESTION ON ROAD TO MAIN NORTH ROAD, NOISE INFRAINGEMENTS.



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: 

Date: 7/7/23

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 33 - Dylan Harnas

Name	Dylan Harnas
Address	8 MALINYA DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:53 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-DylanHarnas-Received10July2023-5969025.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations



REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <i>Dylan Hamas</i>	My phone number:
My postal address*: <i>8 Malinga Drive</i>	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

Traffic concerns (only entrance is Malinga/Riversdale)
Pedestrian safety
Excess traffic noise
Business of walking trails
loss of community areas



Government of South Aust
Attorney-General's Departmen

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission.
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: OJ Harris Date: 8/7/23

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 34 - Christine Taylor

Name	Christine Taylor
Address	6 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 03:56 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-ChristineTaylor-Received10July2023-5969079.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**



Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: Christine Taylor	My phone number: [REDACTED]
My postal address*: 6 Riversdale Drive Salisbury Pk	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

- 1, Increased traffic in Riversdale Drive,
- 2, Tree Climb Tonkins TRAFFIC IMPACT ASSESSMENT (TIA) is lacking detail and vague.
- 3, Existing Tree Climb sites are located in a Forest and Parklands, not in residential areas. Projected site is totally unacceptable.
- 4, Awareness of existing park usage is ignored in proposal.
- 5, Existing residences will have increased dangers with existing driveways due to increased traffic.
- 6, Carparking will be inadequate during busy times. Overflow will be relegated to Riversdale Drive.
- 7, Suggested road changes to increase traffic flow are not suitable and will increase speed, traffic numbers, poor driving behavior. Not an appropriate location in any way.



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input checked="" type="checkbox"/> being represented by the following person: <u>Craig Taylor</u>

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

Signature: [Handwritten Signature]

Date: 09/07/23

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations**Representor 35** - Craig Taylor

Name	Craig Taylor
Address	6 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:06 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-CraigTaylor-Received10July2023-5969305.pdf

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016



Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: Craig Taylor	My phone number: [REDACTED]
My postal address*: 6 RIVERSDALE DRIVE, SALISBURY PARK, SA	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

1, THERE WILL BE A SUBSTANTIAL INCREASE OF PASSING TRAFFIC EVERY 25 SECONDS TO ALL ON RIVERSDALE DRIVE (from TREE CLIMB TONKIN TRAFFIC IMPACT ASSESSMENT data of 72 two way movements per hour), in addition to existing traffic.

2, TREE CLIMB TONKIN'S report on carparking was done 18/9/22, not during peak time. Totally inappropriate conclusion on carparking arrangements.

3, TREE CLIMB TIA report Summary:-

a. dot point number 4:- suggest widening park access for two way movement (Tree Climb paragraph):-

Reply:- This will increase Riversdale Drive local traffic speed, noise, and undesirable traffic behaviour for these residents.

Page 2 attached for
Page 2
Page 3



Government of South Australia

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input checked="" type="checkbox"/> being represented by the following person: _____

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

Signature:  _____

Date: 09/07/23

Return Address: PO Box 8, SALISBURY SA 5108 [or](mailto:representations@salisbury.sa.gov.au)
 Email: representations@salisbury.sa.gov.au [or](http://planninganddevelopment.plan.sa.gov.au/haveyoursay/)
 Complete online submission: planninganddevelopment.plan.sa.gov.au/haveyoursay/

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Page 4 of 3 Development number 23003207 Craig Taylor
Representation on Application.

3. continued from Page 1. (Tree Climb summary)

3.b dot point number 5: - existing driveway link to Riversdale + Malinga, will require infrastructure changes to allow for two way access. The median islands may require (Malinga and Wildwood Drive) changes to address turning movement for larger buses, larger vehicles. (Tree Climb paragraph) - This chicane was installed due to traffic issues many years ago. Removal or alteration will reinstate these traffic historical issues.

c dot point number 6: - traffic movements generated by proposed development will have minimal impact on surrounding road network (Tree Climb Report Paragraph)

reply: - this statement shows a clear misunderstanding of traffic flow through Wildwood/Goddard/ in North of traffic flow through Wildwood/Goddard/ in North traffic and residents.

4. There is a basic report of effects on Flora + Fauna provided by Tree Climb Consultants. This does not address impact of existing Flora + Fauna only identification of vulnerable and at risk Flora + Fauna. Does not address human traffic at height, noise, pollution, rubbish on all animals and plants.

5. Existing 'Tree Climb' sites are located in a 'Forest' and 'Parklands' These are not in a residential area. Location is inappropriate to the suburb.

6. There has been no observations by 'Tree Climb' of current activities on weekends, public holidays, sporting events, festivals, etc, and subsequently no understanding of visitor numbers, traffic conditions, impact of 'Tree Climb' to existing users, etc.

7. What happens to existing users of the park, 'Tree Climb' layout is directly above BBQs and picnic areas, playgrounds, etc. 'Tree Climb' layout encourages ~~at~~ walkways where none currently exist.

3, Over slow comp...
on weekends and public holidays. 'Tree Climb' will exacerbate
this problem for all Riversdale Drive residents.

7, Substantial trees line Riversdale Drive, with residents
driveways between. The already obscured views from the
trees will increase exiting driveways due to the substantial
increase in passing traffic.

1, There is no noise impact report provided.

1, There is no impact on Emergency Services study provided, in
ensuring access for Riversdale Drive residents when required.

PAGE 3

representations**Representor 36** - Rosslyn Witcher

Name	Rosslyn Witcher
Address	UNIT 14 5 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:07 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-RosslynWitcher-Received10July2023-5969356.pdf



REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <i>ROSSLYN WHITCHER</i>	My phone number: [REDACTED]
My postal address*: <i>UNIT 14, 5 RIVERSDALE DRIVE SALISBURY PARK S.A. 5109</i>	My email*:

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

** THE TREE HOUSE + TRAIL DEVELOPMENT PROJECT SHOULD DEFINITELY NOT BE BUILT IN HARRY BOWEY RESERVE. FIND ANOTHER RESERVE + SURRO - THAT HAS A LARGER ENTRY AND LARGER CLEARER*

** RIVERSDALE DRIVE HAS TRAFFIC CONTINUALLY BY RESIDENTS AND PEOPLE GOING TO THE PARK.*

** OUR ROAD ENTRANCE WAS DESIGNED BY COUNCIL TO MAKE IT SAFER FOR RESIDENTS!!! I DO WANT THE ROAD TO BE WIDENED, FOR RESIDENTS!*

** BUILDING THIS TREE HOUSE + TRAILS ETC WILL CHANGE THE OPENNESS + SERENITY OF THE HARRY BOWEY RESERVE. WE DO NOT NEED FIND ANOTHER PARK in our park. T.C.P. office + shop. R.T.W.*



Government of South Australia
Attorney-General's Department

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[attach additional pages as needed]

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: Roslyn J. Whitcher

Date: 4/7/23

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Objections to Proposed Treeclimb Development

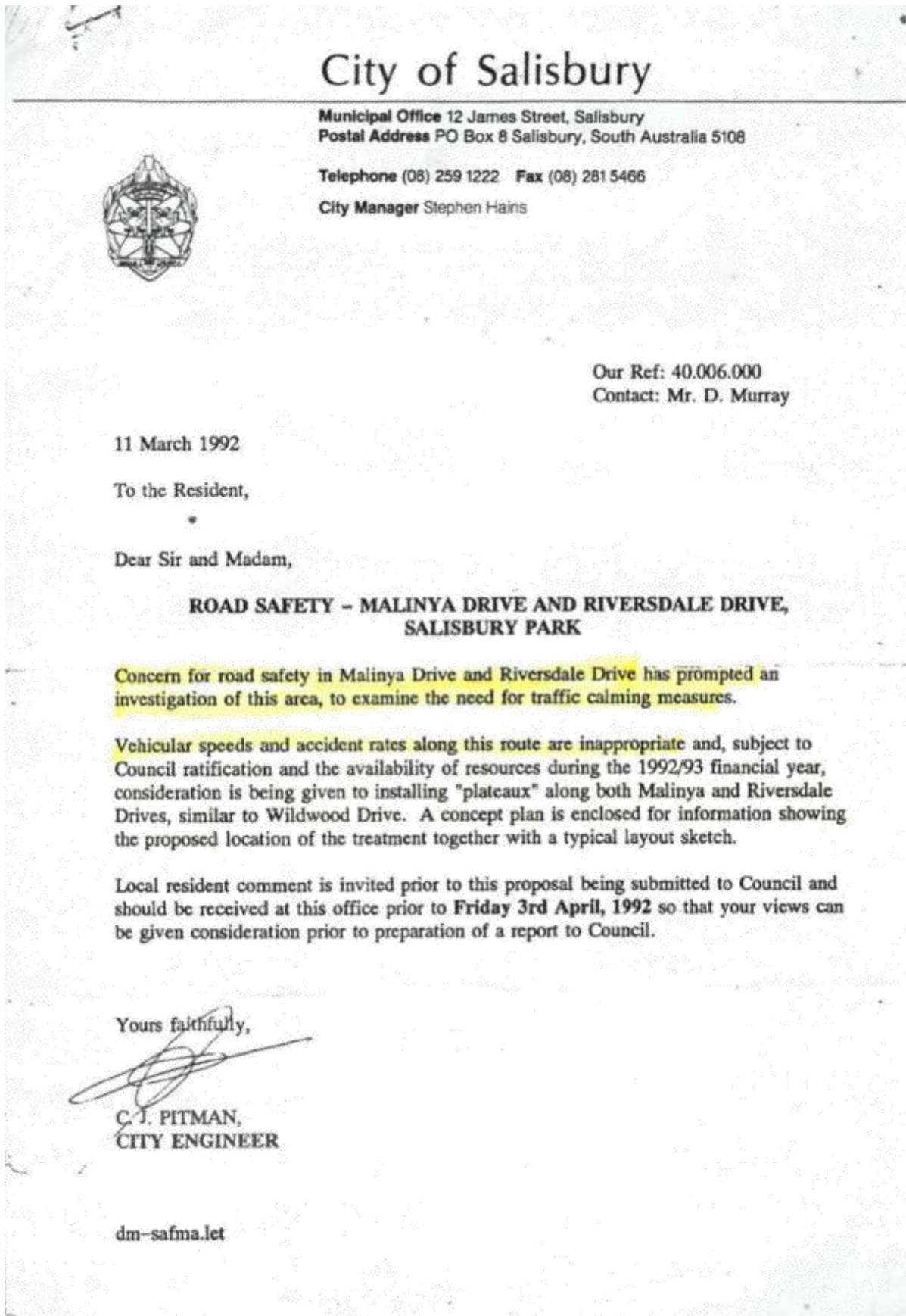
In 1992, Salisbury Council informed Salisbury Park residents (see attached letter) that there was a concern for the road safety in Malinya Drive and Riversdale Drive and that vehicular speeds and accident rates along this route were inappropriate.

The plans for the proposed Treeclimb development show that the only entry and exit point is from Riversdale Drive.

The council had previously installed speed 'plateaux' to Wildwood Drive. They then installed 'plateaux' to Malinya Drive, and a chicane to allow single vehicle access and entry to the Wildwood Drive end of Riversdale Drive.

The council plan to remove the chicane at the end of Riversdale Drive/Wildwood Drive (which was installed for safety reasons) to allow a large increase in two way traffic along Riversdale Drive. The issue of speeding cars is far more appropriate now than it was over 30 years ago yet the safety measures that were put in place to assist are being removed. We have had numerous problems over the years with speeding vehicles going to and from Harry Bowey reserve showing no regard for the speed limit or the safety of residents or other road users. This proposed development is going to make the safety problems far worse for residents and people who usually frequent Harry Bowey Reserve.

The other Treeclimb developments are not located in residential areas so pose less of an issue to rate payers.



City of Salisbury

Municipal Office 12 James Street, Salisbury
Postal Address PO Box 8 Salisbury, South Australia 5108

Telephone (08) 259 1222 Fax (08) 281 5466

City Manager Stephen Hains



Our Ref: 40.006.000
Contact: Mr. D. Murray

11 March 1992

To the Resident,

Dear Sir and Madam,

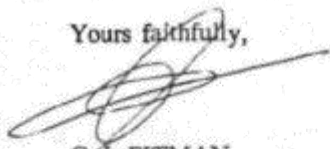
ROAD SAFETY - MALINYA DRIVE AND RIVERSDALE DRIVE, SALISBURY PARK

Concern for road safety in Malinya Drive and Riversdale Drive has prompted an investigation of this area, to examine the need for traffic calming measures.

Vehicular speeds and accident rates along this route are inappropriate and, subject to Council ratification and the availability of resources during the 1992/93 financial year, consideration is being given to installing "plateaux" along both Malinya and Riversdale Drives, similar to Wildwood Drive. A concept plan is enclosed for information showing the proposed location of the treatment together with a typical layout sketch.

Local resident comment is invited prior to this proposal being submitted to Council and should be received at this office prior to **Friday 3rd April, 1992** so that your views can be given consideration prior to preparation of a report to Council.

Yours faithfully,



C. J. PITMAN,
CITY ENGINEER

dm-safma.let

representations

Representor 37 - Regan Jeffrey

Name	Regan Jeffrey
Address	13 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:09 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-ReganJeffrey-Received10July2023-5969393.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**



Planning, Development and Infrastructure Act 2016

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Development Number:	23003207
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Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: REGAN JEFFREY	My phone number: [REDACTED]
My postal address*: 13 RIVERSDALE DR SALISBURY PK 5109	My email: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

See attachments 1, 2 & 3



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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- be in writing; and
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- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

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I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: R. Jeffrey

Date: 9-7-23

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

ATTACHMENT 1
RJ

Regan Jeffrey, 13 Riversdale Drive Salisbury Park.

July 9, 2023.

I believe that the planning consent for the Tree Climb should be refused on the following grounds.

- 1) It will greatly increase the traffic on Riversdale Drive and adjoining streets. This area has a history of problems with speeding vehicles entering and leaving Harry Bowey Reserve; increase in traffic means increase in problems.
- 2) Riversdale Drive is barely wide enough for 2 lanes of car-size traffic and there is no scope for widening. Bringing more traffic and buses through here will cause huge access problems for residents.
- 3) Many locals use Riversdale to walk to Harry Bowey Reserve; the above traffic problems will make the area unsafe for pedestrians.
- 4) Risk of fire to properties adjoining Harry Bowey Reserve will increase as the number of users increases. The council have previously informed owners of properties backing onto the reserve, that fire is a possibility, and they should prepare their property accordingly.
- 5) Noise pollution will negatively affect both residents and fauna.
- 6) Structures in and between trees, to support the walkways, will be an eyesore and severely affect the amenity of the park for the current users.

ATTACHMENT 2
RJ

Objections to Proposed Treeclimb Development

In 1992, Salisbury Council informed Salisbury Park residents (see attached letter) that there was a concern for the road safety in Malinya Drive and Riversdale Drive and that vehicular speeds and accident rates along this route were inappropriate.

The plans for the proposed Treeclimb development show that the only entry and exit point is from Riversdale Drive.

The council had previously installed speed 'plateaux' to Wildwood Drive. They then installed 'plateaux' to Malinya Drive, and a chicane to allow single vehicle access and entry to the Wildwood Drive end of Riversdale Drive.

The council plan¹⁵ to remove the chicane at the end of Riversdale Drive/Wildwood Drive (which was installed for safety reasons) to allow a large increase in two way traffic along Riversdale Drive. The issue of speeding cars is far more appropriate now than it was over 30 years ago yet the safety measures that were put in place to assist are being removed. We have had numerous problems over the years with speeding vehicles going to and from Harry Bowey reserve showing no regard for the speed limit or the safety of residents or other road users. This proposed development is going to make the safety problems far worse for residents and people who usually frequent Harry Bowey Reserve.

The other Treeclimb developments are not located in residential areas so pose less of an issue to rate payers.

City of Salisbury

RJ

Municipal Office 12 James Street, Salisbury
Postal Address PO Box 8 Salisbury, South Australia 5108

Telephone (08) 259 1222 Fax (08) 281 5466

City Manager Stephen Hains



Our Ref: 40.006.000
Contact: Mr. D. Murray

11 March 1992

To the Resident,

Dear Sir and Madam,

ROAD SAFETY - MALINYA DRIVE AND RIVERSDALE DRIVE, SALISBURY PARK

Concern for road safety in Malinya Drive and Riversdale Drive has prompted an investigation of this area, to examine the need for traffic calming measures.

Vehicular speeds and accident rates along this route are inappropriate and, subject to Council ratification and the availability of resources during the 1992/93 financial year, consideration is being given to installing "plateaux" along both Malinya and Riversdale Drives, similar to Wildwood Drive. A concept plan is enclosed for information showing the proposed location of the treatment together with a typical layout sketch.

Local resident comment is invited prior to this proposal being submitted to Council and should be received at this office prior to Friday 3rd April, 1992 so that your views can be given consideration prior to preparation of a report to Council.

Yours faithfully,

C. J. PITMAN,
CITY ENGINEER

dm-safma.let

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 38 - Pamela Marshall

Name	Pamela Marshall
Address	1 GOLDTHORN ROAD SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:14 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-PamelaMarshall-Received10July2023-5969435.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

RECEIVED
10 JUL 2023

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: Pamela Marshall	My phone number:
My postal address*: 1 Galthorn Rd Salisbury PK.	My email: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

- 1) Possible increase in traffic Terigal Dr (which my house faces)
- 2) Increase in noise of traffic & pollution.
- 3) Extra traffic will create hazards in Terigal as cars park both sides of road limiting to one car access/way
- 4) With Park-Treigangreen - the children in particular could be more at risk trying to navigate access/exit between traffic.
- 5) Damage extra wear & tear on our road
- 6) Willwood Dr does not need extra traffic past school & kindy

* See attached document *



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission.
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: 

Date: 9/7/23

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Re. Tree Climb proposal
in Harry Bawey Park.

further to my comments:

- 1) There is already a steady stream of traffic on Temigal DR because of school drop offs & pick ups & the shops.
- 2) The residents of Malinya & Riverside DR would be even more impacted by increase of traffic - noise & pollution.
- 3) If the speed humps & chicanes on these roads are removed it will impact them even more as even with these in place loans still try to speed and do "humbuts"
- 4) At Harry Bawey Park there is already many cars parked in parking area especially during warmer months which is often full, so where are the extra cars from proposed Treeclimb going to park??
- 5) The Park is well used by families, group cyclists and people walking dogs.
So my concern is with so much more foot traffic & cars how will this impact the park.

To the Council

- 1) I am disappointed you have not given adequate time to view or even know what was planned for our park.
- 2) one small sign was at the entrance to the park, which I saw by getting out of my car to read it, which I feel is absolutely useless as could quite easily be missed. maybe that was the purpose.
- 3) Our rates go towards this park so we expect better.
- 4) you do do a great job of caring for our greens spaces - so would like you to continue to do so.

Thank you

representations

Representor 39 - Rachel Millsteed

Name	Rachel Millsteed
Address	UNIT 9 5 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:16 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-RachelMillsteed-Received10July2023-5969455.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

RECEIVED
10 JUL 2023

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <i>Rachel Millsteed</i>	My phone number:
My postal address*: <i>9/5 Riversdale Drive Sals PK</i>	My email: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

Removing the chicane will bring back the issue we had previously and 'undo' the whole reason it was installed: to slow down and discourage 'hoon' driving and general traffic in the area. Having the 'Treeclimb' will increase traffic tenfold noise levels across the week & weekends. I moved to this particular house on this particular street because it was quiet and removed from a huge amount of traffic. Nothing against 'Treeclimb' but not in this location and not this road as access!



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: *Al Mulcahey* Date: *6/7/23*

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

City of Salisbury

Municipal Office 12 James Street, Salisbury
Postal Address PO Box 8 Salisbury, South Australia 5108

Telephone (08) 259 1222 Fax (08) 281 5466

City Manager Stephen Hains



Our Ref: 40.006.000
Contact: Mr. D. Murray

11 March 1992

To the Resident,

Dear Sir and Madam,

ROAD SAFETY - MALINYA DRIVE AND RIVERSDALE DRIVE, SALISBURY PARK

Concern for road safety in Malinya Drive and Riversdale Drive has prompted an investigation of this area, to examine the need for traffic calming measures.

Vehicular speeds and accident rates along this route are inappropriate and, subject to Council ratification and the availability of resources during the 1992/93 financial year, consideration is being given to installing "plateaux" along both Malinya and Riversdale Drives, similar to Wildwood Drive. A concept plan is enclosed for information showing the proposed location of the treatment together with a typical layout sketch.

Local resident comment is invited prior to this proposal being submitted to Council and should be received at this office prior to **Friday 3rd April, 1992** so that your views can be given consideration prior to preparation of a report to Council.

Yours faithfully,


C. J. PITMAN,
CITY ENGINEER

dm-safma.let

representations

Representor 40 - Ian Ritzema and Annette Gillespie

Name	Ian Ritzema and Annette Gillespie
Address	15 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:18 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-IRitzemaAndAGillespie-Received10July2023-5969511.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

RECEIVED
10 JUL 2023

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	6 406 8222
Close Date:	Tues 11 July 2023

My name*: Ian Ritama Annette Gillespie	My phone number: [REDACTED]
My postal address*: 15 Riverdale Drive SALISBURY PARK	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

See Attachment 1, 2



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

(attach additional pages as needed)

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By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: _____ *[Handwritten Signature]*

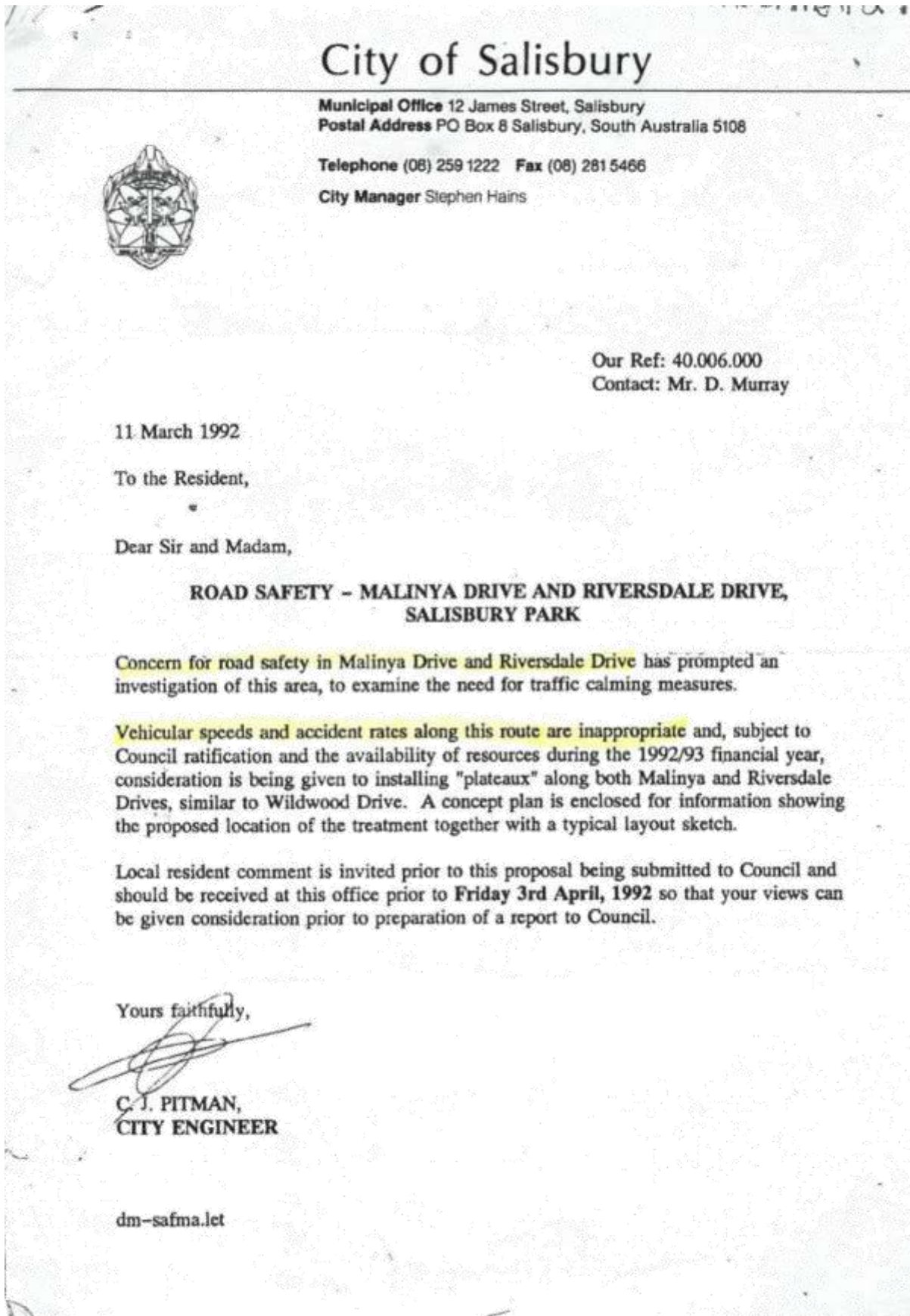
Date: 3/7/23

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Objections to Proposed Treeclimb Development

In 1992, Salisbury Council informed Salisbury Park residents (see attached letter) that there was a concern for the road safety in Malinya Drive and Riversdale Drive and that vehicular speeds and accident rates along this route were inappropriate.

The plans for the proposed Treeclimb development show that the only entry and exit point is from Riversdale Drive.

The council had previously installed speed 'plateaux' to Wildwood Drive. They then installed 'plateaux' to Malinya Drive, and a chicane to allow single vehicle access and entry to the Wildwood Drive end of Riversdale Drive.

The council plan to remove the chicane at the end of Riversdale Drive/Wildwood Drive (which was installed for safety reasons) to allow a large increase in two way traffic along Riversdale Drive. The issue of speeding cars is far more appropriate now than it was over 30 years ago yet the safety measures that were put in place to assist are being removed. We have had numerous problems over the years with speeding vehicles going to and from Harry Bowey reserve showing no regard for the speed limit or the safety of residents or other road users. This proposed development is going to make the safety problems far worse for residents and people who usually frequent Harry Bowey Reserve.

The other Treeclimb developments are not located in residential areas so pose less of an issue to rate payers.

representations

Representor 41 - Jay Newell

Name	Jay Newell
Address	8 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:20 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-JayNewell-Received10July2023-5969534.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations



REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:*	Tues 11 July 2023

My name*: JAY NEWEN	My phone number: [REDACTED]
My postal address*: 8 RIVERSDALE DR, SALISBURY PARK	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

SEE ATTACHED LIST.



Government of South Aust
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

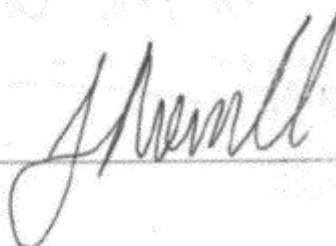
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	<input type="checkbox"/> do not wish to be heard in support of my submission.
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: 

Date: 4/7/2023

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

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City of Salisbury

Municipal Office 12 James Street, Salisbury
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Telephone (08) 259 1222 Fax (08) 281 5466

City Manager Stephen Hains



Our Ref: 40.006.000
Contact: Mr. D. Murray

11 March 1992

To the Resident,

Dear Sir and Madam,

ROAD SAFETY - MALINYA DRIVE AND RIVERSDALE DRIVE, SALISBURY PARK

Concern for road safety in Malinya Drive and Riversdale Drive has prompted an investigation of this area, to examine the need for traffic calming measures.

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Local resident comment is invited prior to this proposal being submitted to Council and should be received at this office prior to Friday 3rd April, 1992 so that your views can be given consideration prior to preparation of a report to Council.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'C. J. Pitman', written over a horizontal line.

**C. J. PITMAN,
CITY ENGINEER**

dm-safma.let

Objections to Proposed Treeclimb Development

In 1992, Salisbury Council informed Salisbury Park residents (see attached letter) that there was a concern for the road safety in Malinya Drive and Riversdale Drive and that vehicular speeds and accident rates along this route were inappropriate.

The plans for the proposed Treeclimb development show that the only entry and exit point is from Riversdale Drive.

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The other Treeclimb developments are not located in residential areas so pose less of an issue to rate payers.

representations**Representor 42** - Robert and Patricia Piscioneri

Name	Robert and Patricia Piscioneri
Address	PO Box 785 SALISBURY SA, 5108 Australia
Submission Date	10/07/2023 04:23 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-RPPiscioneri-Received10July2023-5969585.pdf



**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: ROBERT PISCIONERI PATRICIA PISCIONERI	My phone number:
My postal address*: P.O. BOX 785 SALISBURY, SA, 5108	My email:

* Indicates mandatory information

My position is:

I support the development

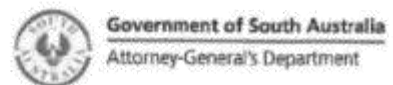
I support the development with some concerns (detail below)

I oppose the development

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

① Traffic + Safety
② Wildlife conservation
③ Noise Pollution
④ Trespass
⑤ Aesthetics

Plan fee attached to A.C.



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: Rob Turner (R. PISCOPOLI) Date: 6/7/23
M. Scriver (P. PISCOPOLI)

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

6th July 2023

To whom it may concern,

Planning consent should be refused to the Tree Climb development for the following reasons;

1) Traffic and safety.

Riversdale Drive is already quite busy due to access to Harry Bowey reserve and local residents. Indeed, already, many people speed their cars along this road. We have to exercise extreme caution when crossing this road on foot and leaving our drive way by car. The proposed development will only increase the traffic along this road, and safety will be compromised further.

Has consideration been given to emergency vehicle access? We had a fire emanating from the park several years ago that affected our property and threatened our heritage listed house. Fire trucks had difficulty accessing the fire due to the presence of many motor vehicles on the roadsides.

2) Wildlife conservation.

We are concerned about the removal of a "regulated" tree. Surely this provides habitat for local native fauna. We have noted over the years we have lived here the return of kookaburras, rosellas, and other parrots, and even koalas to the trees on our and near our property (which incidentally lies adjacent to the proposed development).

3) Noise pollution.

Further, more traffic, more "adrenaline", "pushing the boundaries", "excite thrill seekers", "curious adventurers" (as quoted by Tree Climb) and the like, we feel, will drive away the native wildlife we enjoy, mentioned above. Additionally, we live in a relatively quiet spot next to Harry Bowey reserve and are concerned about the general noise created by this development once it is up and running.

4) Trespass.

We have had our fair share of trespassers over the years. Increasing the 'people traffic' due to this development will only potentially increase this problem for us.

5) Aesthetics.

Due to the location of our heritage listed house and land, we enjoy good panoramic views of the Harry Bowey reserve. We do not want to impede this view.

Therefore, due to traffic and safety, conservation of wildlife, noise pollution, trespass, and aesthetics, we oppose the Tree Climb development.

Yours Faithfully,


Robert Piscioneri



Patricia Merle Piscioneri

representations**Representor 43** - Dagmar Bettin-Schulte-Umberg

Name	Dagmar Bettin-Schulte-Umberg
Address	UNIT 13 5 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:30 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-DagmarBettin-schulte-umberg-Received10July2023-5969707.pdf

**REPRESENTATION ON APPLICATION -
PERFORMANCE ASSESSED DEVELOPMENT**

RECEIVED
19 JUL 2023

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of cna (1) regulated tree (located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: DAGMAR BETTIN-SCHULTE-UMBERG	My phone number: [REDACTED]
My postal address*: 13 Riverside Drive Salisbury Park 5109	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

This is a park and should stay as a park. The traffic is not appropriate for this street.



Government of South Austral
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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

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

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

I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: Bobkin Date: 4 July 2023

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Objections to Proposed Treeclimb Development

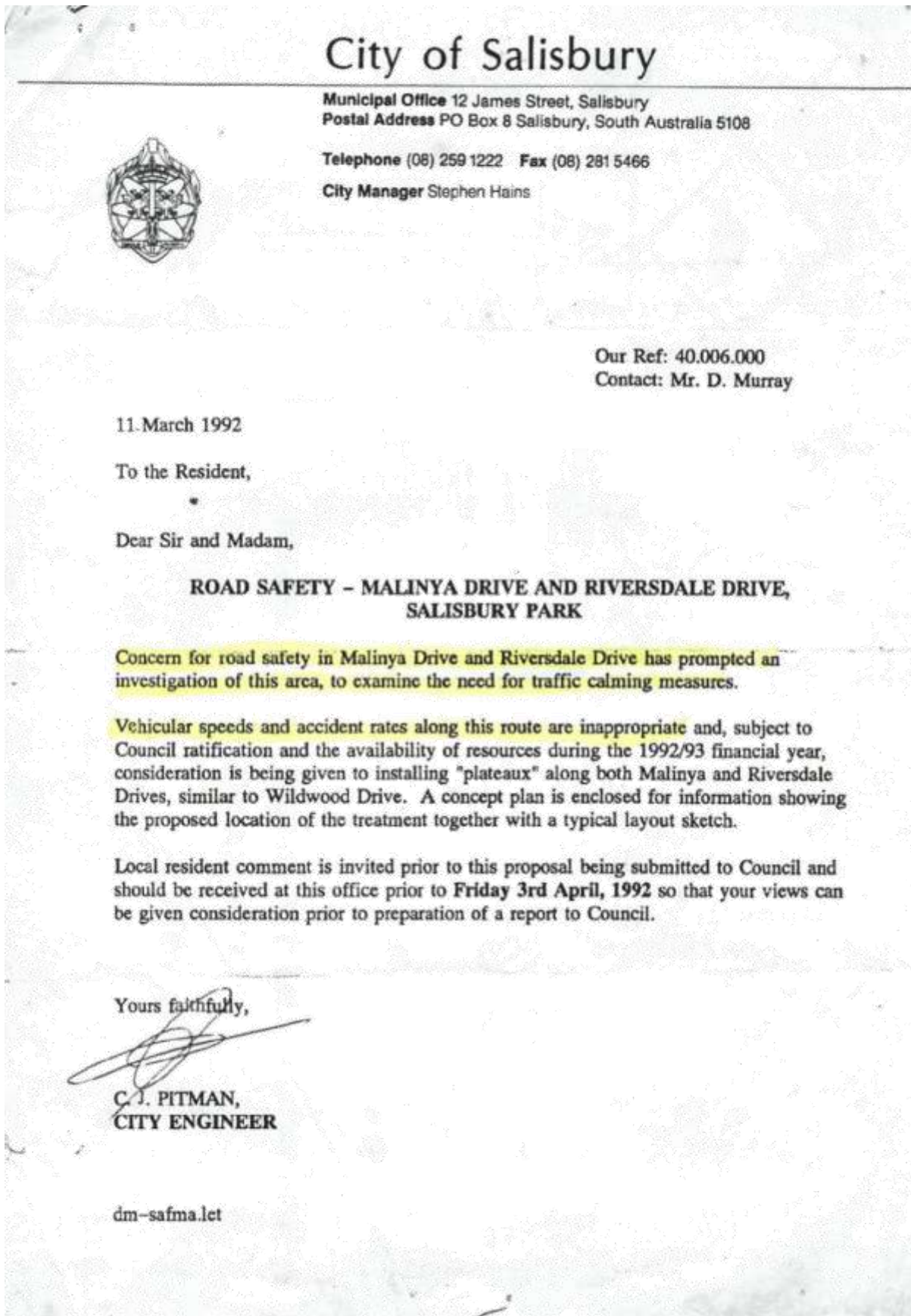
In 1992, Salisbury Council informed Salisbury Park residents (see attached letter) that there was a concern for the road safety in Malinya Drive and Riversdale Drive and that vehicular speeds and accident rates along this route were inappropriate.

The plans for the proposed Treeclimb development show that the only entry and exit point is from Riversdale Drive.

The council had previously installed speed 'plateaux' to Wildwood Drive. They then installed 'plateaux' to Malinya Drive, and a chicane to allow single vehicle access and entry to the Wildwood Drive end of Riversdale Drive.

The council plan to remove the chicane at the end of Riversdale Drive/Wildwood Drive (which was installed for safety reasons) to allow a large increase in two way traffic along Riversdale Drive. The issue of speeding cars is far more appropriate now than it was over 30 years ago yet the safety measures that were put in place to assist are being removed. We have had numerous problems over the years with speeding vehicles going to and from Harry Bowey reserve showing no regard for the speed limit or the safety of residents or other road users. This proposed development is going to make the safety problems far worse for residents and people who usually frequent Harry Bowey Reserve.

The other Treeclimb developments are not located in residential areas so pose less of an issue to rate payers.



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 44 - Joycelyn Teague

Name	Joycelyn Teague
Address	9 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:32 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-JocelynTeague-Received10July2023-5969729.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016



Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: JOYCELYN TEAGUE	My phone number: [REDACTED]
My postal address*: 9 Riversdale Drive Salisbury Park SA 5109	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

See Attachments 1-5



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

I AM OPPOSED TO THE TREE CLIMB AT HARRY BOWEY RESERVE

① g.

This proposed tree climb should NOT be built in a residential area or have the thoroughfare to access it in a residential area. Especially considering the volume of cars and buses it is expected to attract. Riversdale Drive have an issue with speeding traffic and unnecessary traffic. Council put a locked gate on the entrance to Harry Bowey reserve a number of years ago to manage traffic entering between certain times of the day. There are many problems associated with this being built at this location. Other tree climbs do not have the same impact on residents that are living close by, as they are not built in residential areas.

This tree climb will affect the wildlife and birds that reside in these trees and in the park in general.

In 1992 the Council made alterations to the start of Riversdale Drive by putting in a chicane and other measures to slow down the traffic because of a safety issue. As stated in the Council's letter of 11th March 1992, quote 'Vehicular speeds and accident rates along this route are inappropriate'. So what happens now when this chicane is removed? There are a considerable amount of more vehicles that enter the reserve now than 1992 and erecting this tree climb plus a café area, I can only imagine the amount of cars and buses that will be accessing Riversdale Drive. Does Council realise the major error here? If the accident rate was inappropriate in 1992, how would attracting more traffic through Riversdale Drive and removing the chicane make it safer? Has Council even considered the impact that the traffic alone will have on residents? The road is not of good condition now. Large cracks appearing constantly with the growth of the roots of the large trees along the side of the road.

There are considerable amount of Emergency vehicles that access this park, especially fire engines during the summer months. Has there been any assessment done about the additional fire risks that this proposal will introduce? Already there have been some significant fires that have taken place at the Harry Bowey Reserve.

There will also be other roads that will be affected by this tree climb development. Have these been taken into account? Have Council had the decency to advise anyone else about the proposal? Possibly the residents who face the park will now have a commercial building to look at?

Disability groups that access the park will no longer be able to enjoy the peaceful reserve.

This proposed tree climb and café area will be available from 10am until 6pm and possibly even later should an arrangement be made for private functions. Residents quiet, enjoyable and peaceful walks through the Harry Bowey Reserve will be over. Residents that walk their dogs will be subjected to shouting and screaming, possibly frightening their dogs. This tree climb has been described as a 'Thrill Seeker Event'

The residents who reside along Harry Bowey Reserve and face the park who have paid for a quiet and undisturbed view of nature will no longer have that benefit. They certainly did not purchase their homes with the intention of a huge attraction coming to the area.

Lastly I would like to know why the residents that were given Representation On Application – Performance Assessed Development forms to fill in, were only given 2 weeks to seek information about the proposed tree climb development? Furthermore the QR code did not work and neither did the web address work. So information was not easily accessible.



99

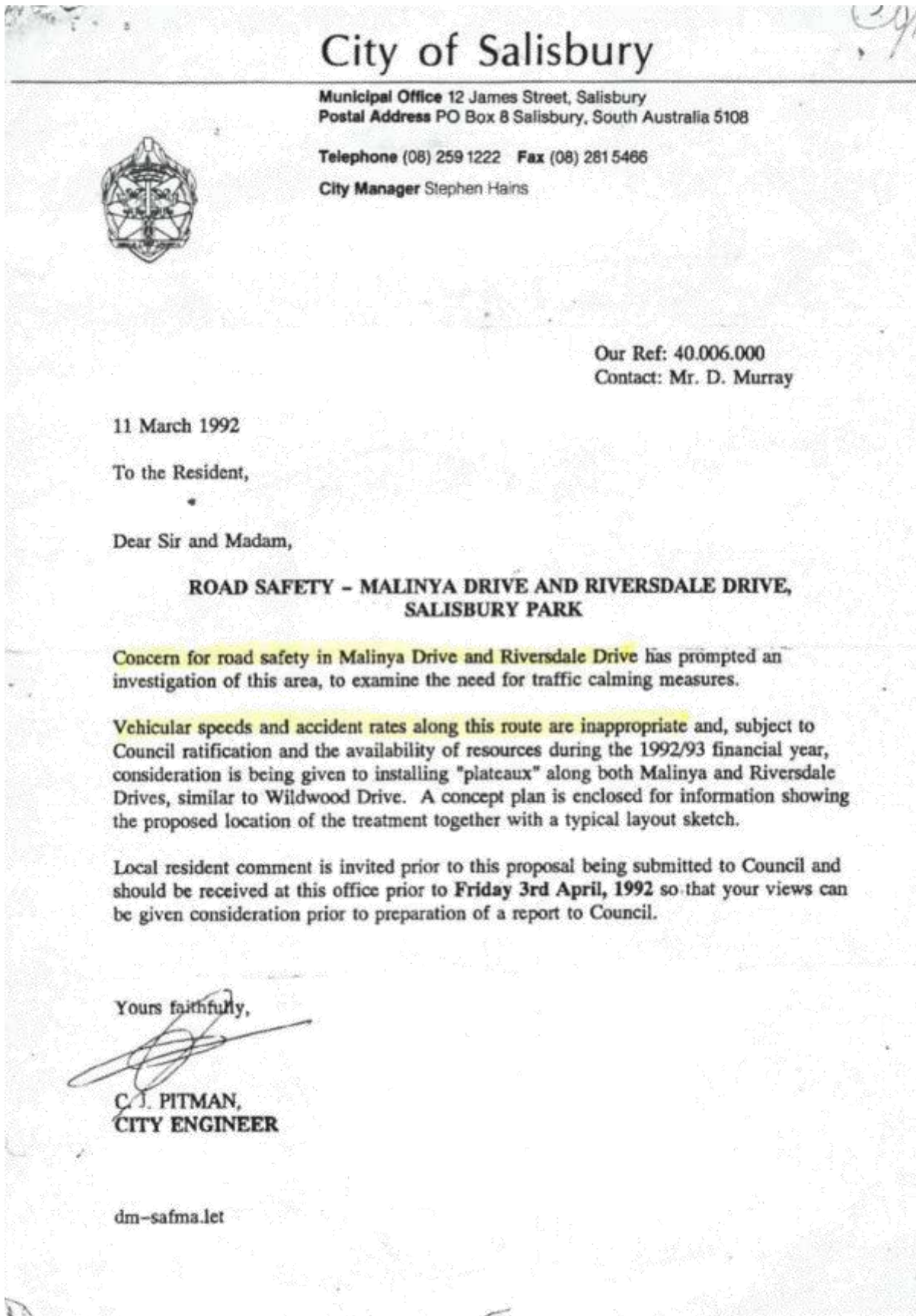
This is happening often from larger vehicles turning from Halving Dr into Willowood Dr. The same problems are happening from larger vehicles turning left and right into Riverside Drive.



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations



City of Salisbury

Municipal Office 12 James Street, Salisbury
Postal Address PO Box 8 Salisbury, South Australia 5108

Telephone (08) 259 1222 Fax (08) 281 5466

City Manager Stephen Hains



Our Ref: 40.006.000
Contact: Mr. D. Murray

11 March 1992

To the Resident,

Dear Sir and Madam,

ROAD SAFETY - MALINYA DRIVE AND RIVERSDALE DRIVE, SALISBURY PARK

Concern for road safety in Malinya Drive and Riversdale Drive has prompted an investigation of this area, to examine the need for traffic calming measures.

Vehicular speeds and accident rates along this route are inappropriate and, subject to Council ratification and the availability of resources during the 1992/93 financial year, consideration is being given to installing "plateaux" along both Malinya and Riversdale Drives, similar to Wildwood Drive. A concept plan is enclosed for information showing the proposed location of the treatment together with a typical layout sketch.

Local resident comment is invited prior to this proposal being submitted to Council and should be received at this office prior to **Friday 3rd April, 1992** so that your views can be given consideration prior to preparation of a report to Council.

Yours faithfully,

**C. J. PITMAN,
CITY ENGINEER**

dm-safma.let

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 45 - Glyn Teague

Name	Glyn Teague
Address	9 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:33 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-GlynTeague-Received10July2023-5969770.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT



Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: GLYN TRAGUE	My phone number: [REDACTED]
My postal address*: 9 RIVERSDALE DRIVE SALISBURY PARK SA5109	My email*: [REDACTED]

** Indicates mandatory information*

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

SEE ATT. 1 & 2



Government of South Aust
Attorney-General's Departmer

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

11

OBJECTIONS TO PROPOSED TREE CLIMB DEVELOPMENT

This development should not be built in a residential area, because of the problems and safety that this will cause to the local residents. Kuito Forest Tree Climb and Greenhill Road Tree Climb are not built in residential areas.

Salisbury Council propose to remove the Chicane at the beginning of Riversdale Drive fitted in 1992 because of the Council's concern of residents safety from speeding, wheelies and accident rates being inappropriate along this route. The Council have proposed to allow even more vehicles to exit and enter Riversdale Drive. Why?

The road surface condition of Riversdale Drive is not in particularly good condition now. What sort of damage will these extra vehicles cause, especially buses and service vehicles?

Harry Bowey Reserve is used frequently for festivals, family gatherings, company outings etc. At peak periods the parking overflow has come onto Riversdale Drive. This is already NOT acceptable and will be made worse if this development goes ahead.

I am concerned that these courses built into the tree tops will scare away the many types of bird and wildlife resident there.

Frequently during the year emergency services are called out to the Reserve to extinguish fires. Will they have easy access to the Reserve when needed?

In one study it was stated that people would be encouraged to remain in the Reserve to enjoy the facilities and walks, after they have finished the Tree Climb course. Another study "assumed" that people would leave the Reserve within 15-20 minutes after the Tree Climb course was finished. Which is it?

This Tree Climb development will also impact on other roads in the area with extra vehicles, buses and service vehicles. Have the residents been informed of this?

The Reserve is often used by disability groups for outings. Will the noise from the Tree Climb affect these groups, who are there for peaceful, quiet recreational time?

I have a chronic respiratory problem, would the amount of extra pollution from these many extra vehicles affect my health?

G.R. TEAGUE



9.02.23

2

City of Salisbury

Municipal Office 12 James Street, Salisbury
Postal Address PO Box 8 Salisbury, South Australia 5108

Telephone (08) 259 1222 Fax (08) 281 5466

City Manager Stephen Hains



Our Ref: 40.006.000
Contact: Mr. D. Murray

11 March 1992

To the Resident,

Dear Sir and Madam,

ROAD SAFETY - MALINYA DRIVE AND RIVERSDALE DRIVE, SALISBURY PARK

Concern for road safety in Malinya Drive and Riversdale Drive has prompted an investigation of this area, to examine the need for traffic calming measures.

Vehicular speeds and accident rates along this route are inappropriate and, subject to Council ratification and the availability of resources during the 1992/93 financial year, consideration is being given to installing "plateaux" along both Malinya and Riversdale Drives, similar to Wildwood Drive. A concept plan is enclosed for information showing the proposed location of the treatment together with a typical layout sketch.

Local resident comment is invited prior to this proposal being submitted to Council and should be received at this office prior to Friday 3rd April, 1992 so that your views can be given consideration prior to preparation of a report to Council.

Yours faithfully,

C. J. PITMAN,
CITY ENGINEER

dm--safma.let

G.R. TEAGUE

9.07.23

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 46 - Sue Neilson

Name	Sue Neilson
Address	UNIT 8 5 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:35 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-SueNeilson-Received10July2023-5969802.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016



Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: Sue Neilson	My phone number: [REDACTED]
My postal address*: 8/5 Riversdale Drive Salisbury Park	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

SEE ATTACHED



Government of South Aust
Attorney-General's Departmer

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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

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

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

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission.
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: B. Nelson

Date: 3/7/2023

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Objections to Proposed Treeclimb Development

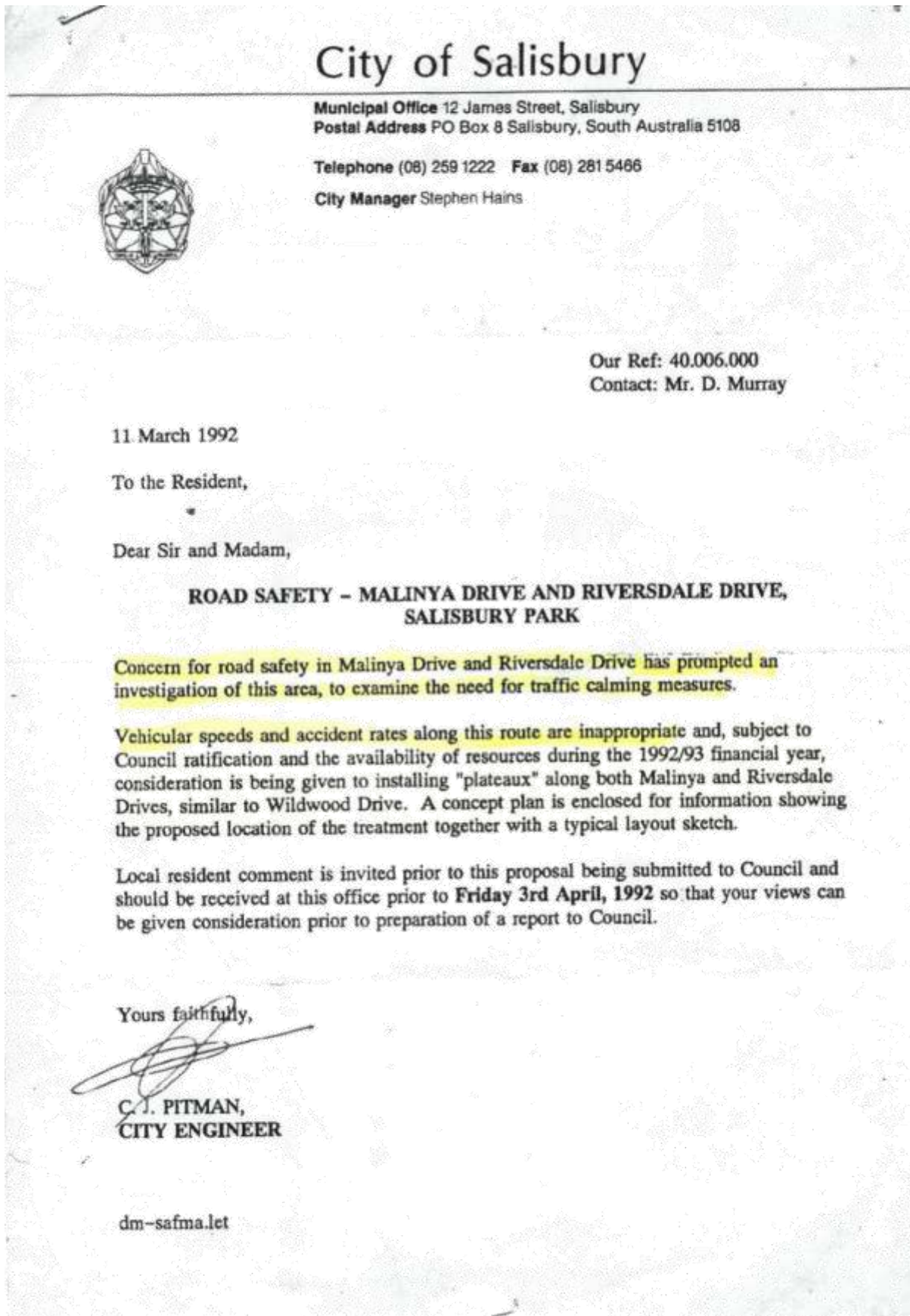
In 1992, Salisbury Council informed Salisbury Park residents (see attached letter) that there was a concern for the road safety in Malinya Drive and Riversdale Drive and that vehicular speeds and accident rates along this route were inappropriate.

The plans for the proposed Treeclimb development show that the only entry and exit point is from Riversdale Drive.

The council had previously installed speed 'plateaux' to Wildwood Drive. They then installed 'plateaux' to Malinya Drive, and a chicane to allow single vehicle access and entry to the Wildwood Drive end of Riversdale Drive.

The council plan to remove the chicane at the end of Riversdale Drive/Wildwood Drive (which was installed for safety reasons) to allow a large increase in two way traffic along Riversdale Drive. The issue of speeding cars is far more appropriate now than it was over 30 years ago yet the safety measures that were put in place to assist are being removed. We have had numerous problems over the years with speeding vehicles going to and from Harry Bowey reserve showing no regard for the speed limit or the safety of residents or other road users. This proposed development is going to make the safety problems far worse for residents and people who usually frequent Harry Bowey Reserve.

The other Treeclimb developments are not located in residential areas so pose less of an issue to rate payers.



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations**Representor 47** - Timothy White

Name	Timothy White
Address	2B MALINYA DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:39 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_Da23003207-TimothyWhite-Received10July2023-5969856.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT



Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: TIMOTHY WHITE	[Redacted]
My postal address*: 2/2 MALINYA DRIVE SALISBURY PARK	My [Redacted]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

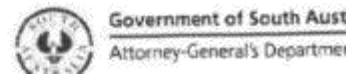
THIS INTERSECTION HAS HAD MULTIPLE ACCIDENTS IN HOUSES 2A/2B/4 & 6 MALINYA DRIVE THE ISLANDS WERE PLACED IN TO PREVENT ACCIDENTS, BUT VEHICLES STILL FLY THROUGH IF REMOVED TO ALLOW BUSES THERE WILL BE MORE ACCIDENTS

WILLOWOOD DRIVE

WHERE'S THE SAFETY OF RESIDENTS LIVING ON THESE RDS. IF THIS DEVELOPMENT GO'S AHEAD. KIDS USING THE OVAL KIDS WALKING HOME FROM SCHOOL. MORE TRAFFIC MORE DANGER.

MALINYA DRIVE **RIVERSDALE DRIVE**

6 | 4 | 2B | 2A |



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Objections to Proposed Treeclimb Development

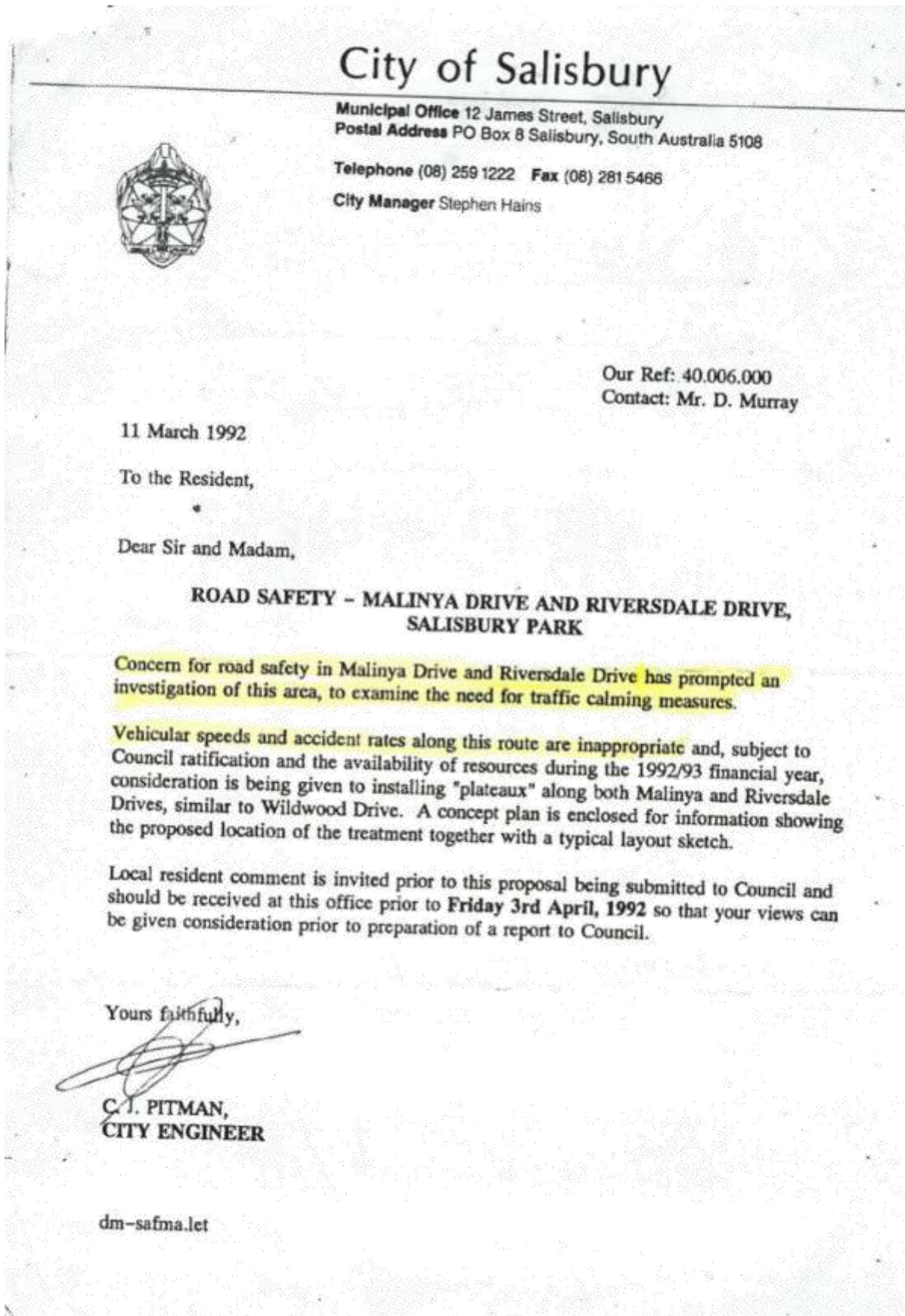
In 1992, Salisbury Council informed Salisbury Park residents (see attached letter) that there was a concern for the road safety in Malinya Drive and Riversdale Drive and that vehicular speeds and accident rates along this route were inappropriate.

The plans for the proposed Treeclimb development show that the only entry and exit point is from Riversdale Drive.

The council had previously installed speed 'plateaux' to Wildwood Drive. They then installed 'plateaux' to Malinya Drive, and a chicane to allow single vehicle access and entry to the Wildwood Drive end of Riversdale Drive.

The council plan to remove the chicane at the end of Riversdale Drive/Wildwood Drive (which was installed for safety reasons) to allow a large increase in two way traffic along Riversdale Drive. The issue of speeding cars is far more appropriate now than it was over 30 years ago yet the safety measures that were put in place to assist are being removed. We have had numerous problems over the years with speeding vehicles going to and from Harry Bowey reserve showing no regard for the speed limit or the safety of residents or other road users. This proposed development is going to make the safety problems far worse for residents and people who usually frequent Harry Bowey Reserve.

The other Treeclimb developments are not located in residential areas so pose less of an issue to rate payers.



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations**Representor 48** - Margret Harratt

Name	Margret Harratt
Address	14 Riversdale Drive SALISBURY PARK SA, 5109 Australia
Submission Date	10/07/2023 04:51 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	Displacement of wild life. Traffic congestion and safety of leaving driveway. Constant noise 7 days a week. If there is an emergency there is only one way in and out, eg fire or medical emergency.

Attached Documents

representations**Representor 49** - Catherine McCann

Name	Catherine McCann
Address	Unit 4/40, Jenkins Drive, SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 12:35 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	<p>As a resident of the area for the past 13 years my family has enjoyed the peaceful and attractive natural outlook over Harry Bowey Reserve. This is of particular importance to us as carers of a catastrophically injured adult daughter who requires 24/7 care. This requires that her father sleeps during the day and cares for her overnight, so a major factor in the purchase of this house was its situation away from the road and in a relatively quiet area. While of course a public area has pedestrian traffic, large scale events are almost entirely restricted to weekends and there have been relatively few other issues in the area. The proposed development is a 7 days day a week 10am -6pm concept which will make both the possibility of sleeping during the day, and enjoying our quiet outlook impossible. The increase in foot traffic will also make it likely we will need to erect a privacy fence to be able to enjoy our outdoor area in reasonable privacy and safety. Other concerns we have include the removal of a significant tree for commercial reasons and the loss of the open grassed area used extensively by locals and visitors for running, football, frisbee etc. Increased use and access to the cliff face behind and extending past 40 Jenkins Drive which is already suffering from erosion and instability. Increased danger to the public being attracted to, and attempting to traverse this area of cliffside in addition to the possibility of children etc trying to access the Tree Climb course or nearby trees. Many of the trees in the area lose large limbs regularly. Increase in vandalism, people driving past gates at night and general noise/loitering at night. Increased need for security or police patrols in the area. Lack of clarity surrounding why the area marked for development extends so far past the designated courses and what future development may occur within this area.</p>

Attached Documents

representations

Representor 50 - Dagmar Bettin-Schulte-Umberg

Name	Dagmar Bettin-Schulte-Umberg
Address	UNIT 13 5 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 03:56 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Second Representation Submitted	


Attached Documents

Representation_da23003207-DagmarBettin-schulte-umberg-Received11July2023-5980095.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb	
Development Number:	23003207	
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)	
Zone:	Open Space	
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109	
Contact Officer:	Michael Sumito	
Phone Number:	8 406 8222	
Close Date:	Tues 11 July 2023	

My name*: Dagmar Bettin-Schulte-Umberg	My mobile*: [REDACTED]
My postal address*: 13/15 Riversdale Drive Salisbury Park 5109	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

I have two pages attached.

Please be concerned for my data protection and data privacy.



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[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.

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I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: Beldin

Date: 11. July 2023

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

①

A construction project is possible as long as no public and/or private concerns are contradicted.

In the documents of the proposed development Tree Climb you gave to us I miss an environmental impact assessment. That means what happens to the nature, the animals, birds, plants etc?

What kind of emission is expected? That means for example the noise, the health protection, the security and order change for the people who are living around the proposed development?

What is with the transportation prediction?

There are planned more than 200 parking spaces you do not build them if you think they will not be needed. In the Traffic Impact Assessment is estimated a maximum parking demand at any one time with 72. I think that is underestimated. Young people will come with their own vehicle so that I think there will be at least about 200 parking demands for peak times.

What does that mean for our surrounding streets?

②

What is the reason for having a third facility in Adelaide?

Are you planning to cease the facility in Adelaide CBD? City

What are the/your fundamentals according to the planning law?

The Harry Bowey Reserve is part of our recreation park. Like myself lots of other people use that park for relaxation regularly. What kind of changes will happen when this development will be approved?

Can you please explain that.

representations**Representor 51** - Geoffrey Cooke

Name	Geoffrey Cooke
Address	20 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 04:20 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_da23003207-GeoffreyCooke-Received11July2023-5980501.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumilo
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <i>Geoffrey Cooke</i>	My phone number: [REDACTED]
My postal address*: <i>20 RIVERSDALE DRIVE SALISBURY PARK 5109</i>	My email*: [REDACTED]

* Indicates mandatory information.

My position is:


I support the development

I support the development with some concerns (detail below)

I oppose the development

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

SEE ATTACHED DOCUMENTS 1-2





Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

(attach additional pages as no. 222)

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

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

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

I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: J. Cooke Date: 10-3-2023

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Geoffrey Cooke

20 Riversdale Drive, Salisbury Park.

Tree Climb Objection

- Will there be ongoing investigation of effects on protected and endangered flora and fauna?
- What is successful outcome over the time of the lease on flora and fauna?
- What are the penalties if not successful outcome?
- What is proposed to rectify loss of protected and endangered flora and fauna due to tree climb?
- Is there to be a change of trees being used during the lease?
- Any expansions of the proposed tree climb in hours and size?
- Any poles planted and are they camouflaged?
- Height of the climb: invasion of privacy: obvious eye sore.
- Is there an acoustic report: perpetual and repetitive noise (eg. The zip line noise) 8hours a day/7 days a week tantamount to 'water torture'.
- Due to parking etc, Will general public still be able to book large groups (eg. We watched The last Diwali which had the carpark full all weekend and they parked both sides all the way up and down Riversdale Drive all the way to the chicane). This reduced the access to all other cars for locals and emergency services.
- Why daily average of traffic used in their report? Clearly deceiving as to proper traffic flow: Most visitors on what day? And by how much? And at what times? We require a full break down report.
- Also why is daily average of traffic taken only over 14 days and not taken at peak days (eg hot summer days)?
- Why removal of successful road safety instalments: see document attached on Salisbury Councils 1992 successful efforts to "control inappropriate vehicular speed and accident rates"
- How is an increase of 15% in traffic flow calculated (as per the Tree Climb report 3. Parking Assessment)? : Normal use of Riversdale Drive daily average 123 EB 122 WB: As per Tree Climb report 24 users every 20 mins @ vehicle occupancy of 3 per car = 8 cars per 20mins, which = 24 cars per hour x 8hours per day = 192 cars EXTRA per day EB and WB. (this is not a 15% increase. This is 156% increase). This also does not include their staff: which is 8, or 8-10 depending on which part of the report you are reading (and this figure is for the Climb only, not café staff etc).
- What is being considered for the constant movement of 315 vehicles per day both ways along Riversdale Drive, which is a Dead end, suburban residential Drive?
- What are the expected closing times for the security gates which were installed to stop illegal activities, successfully, in the park, including vandalism, drug deals, and houses along the street being broken into on a regular basis? (currently gate closing time is sunset, which should not be increased)

Geoffrey Cooke – Tree Climb Objection

PTO

Page 1

- Who is expected to police parking regulations on public holidays and weekends? As Council is currently unavailable on these days. (When we have had issues in the past the Police said it was a Council problem and there was no Council available on weekends and public holidays and overflow already park on Riversdale Drive with scant regard for parking regulations as no one will pick them up).
- What is the Emergency Services Evacuation plan?(As we have had fires in the reserve before and the Fire Brigade was unable to get through due to general public getting out in their cars and others watching. They ended up going back and accessing the Reserve through another entrance. There is a possibility of 144 climbers on the Tree Climb at any one time (24 climbers per 20mins x 6 sessions in 2 hours). Plus general public, parents, watchers etc).

Alternate Proposal of Site Locations

- Why was a residential area considered when other options exist? (All other Tree Climbs are NOT in residential areas): Other site possibilities that will impede on residential areas: 1. Area just North of the Salisbury Council Nursery, views over the river would be available. 2. Area in top North Corner in Lot 75 adjoining Carisbrook Reserve. 3. Open space, either side of Cobbler Creek. 4. Behind Old Spot Hotel access off Main North Road 5. Salisbury Par3 Golf facility, off Martins Road Paralowie. All these sites are easily accessed by established Main Roads, not zigzagged through residential streets and none of the proposed sites will impact on Local Salisbury Council Residents. (Salisbury Council will then not have to do unnecessary Roadworks to add roundabouts and take out essential chicanes and speed humps etc).

In summary

- What is the real benefit to Salisbury Residents?
- We have had limited time to respond and require reports on: 1. Acoustics (ongoing noise and volume): 2. Emergency Evacuation Report and Access availability: 3. Recurring Environment report and proposed actions for this.
- Have the above proposed sites been looked at and considered at all?

City of Salisbury

Municipal Office 12 James Street, Salisbury
Postal Address PO Box 8 Salisbury, South Australia 5108

Telephone (08) 259 1222 Fax (08) 281 5466

City Manager Stephen Hains



Our Ref: 40.006.000
Contact: Mr. D. Murray

11 March 1992

To the Resident,

Dear Sir and Madam,

ROAD SAFETY - MALINYA DRIVE AND RIVERSDALE DRIVE, SALISBURY PARK

Concern for road safety in Malinya Drive and Riversdale Drive has prompted an investigation of this area, to examine the need for traffic calming measures.

Vehicular speeds and accident rates along this route are inappropriate and, subject to Council ratification and the availability of resources during the 1992/93 financial year, consideration is being given to installing "plateaux" along both Malinya and Riversdale Drives, similar to Wildwood Drive. A concept plan is enclosed for information showing the proposed location of the treatment together with a typical layout sketch.

Local resident comment is invited prior to this proposal being submitted to Council and should be received at this office prior to **Friday 3rd April, 1992** so that your views can be given consideration prior to preparation of a report to Council.

Yours faithfully,

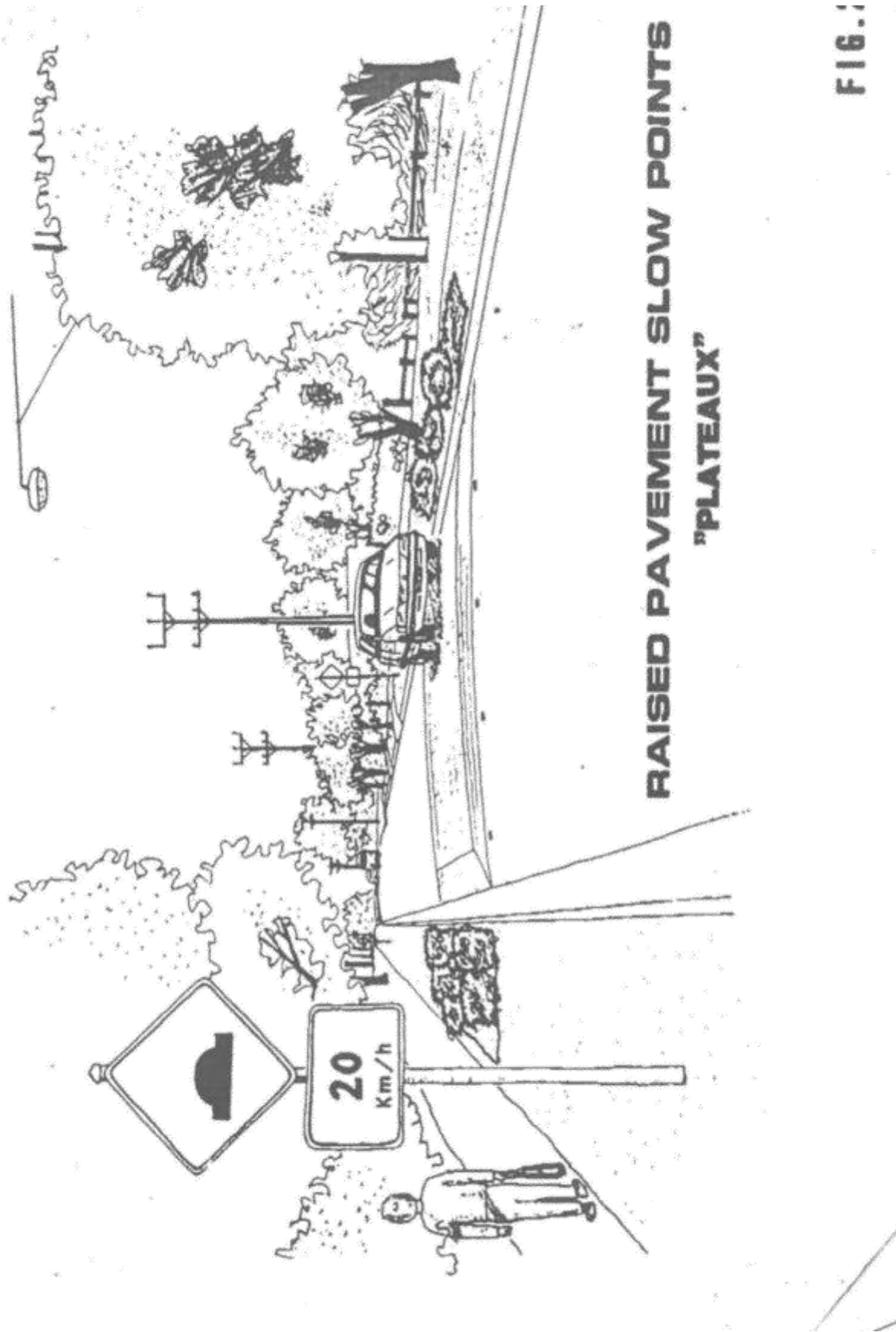
A handwritten signature in black ink, appearing to read 'C. J. Pitman', written over a horizontal line.

**C. J. PITMAN,
CITY ENGINEER**

dm-safma.let



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 52 - Andrew Howgate

Name	Andrew Howgate
Address	25 CARLINGFORD DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 04:23 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_da23003207-AndrewHowgate-Received11July2023-5980557.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb		
Development Number:	23003207		
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)		
Zone:	Open Space		
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109		
Contact Officer:	Michael Sumito		
Phone Number:	8 406 8222		
Close Date:	Tues 11 July 2023		



My name*: ANDREW HOWGATE	My phone number: [REDACTED]
My postal address*: 25 CARLINGFORD DVE SALISBURY AK 5109	[REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

THE INCREASED TRAFFIC ALONG CARLINGFORD DRIVE WHICH IS ESTIMATED AT APPROX 15000 PER ANUM.

THERE IS AN UNFENCED CHILDRENS PLAY AREA WHICH COULD RESULT IN A CHILD BEING KILLED OR INJURED DUE TO THE PROPOSED INCREASE IN TRAFFIC ON A QUIET RESIDENTIAL STREET MAY BE KEEP THE EXCESS TRAFFIC ON THE MAIN NORTH ROAD AND TURN INTO THE CARISBROOK PARK OPPOSITE THE OLD SPOT HOTEL AND IF NEEDED PLACE A PANTOON STYLE BADGE INTO HARRY BOWEY RESERVE LESS UPSET TO ALL RESIDENTS THAT WILL BE AFFECTED BY THIS PROPOSED PROPOSAL



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: _____

Date: _____

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

representations**Representor 53** - Susan Cooke

Name	Susan Cooke
Address	20 RIVERSDALE DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 04:23 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_da23003207-SusanCooke-Received11July2023-5980558.pdf

REPRESENTATION ON APPLICATION -- PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: SUSAN COOKE	My phone number: [REDACTED]
My postal address*: 20 RIVERSDALE DRING SALISBURY PARK 5109	My email*: [REDACTED]

* Indicates mandatory information

My position is:

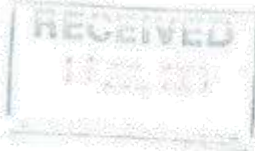
I support the development

I support the development with some concerns (detail below)

I oppose the development

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

* SEE ATTACHED DOCUMENTS 1-5 PAGES





Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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- set out the particular reasons why planning consent should be granted or refused; and
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I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: B. Cooke

Date: 10-7-2023

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

I OPPOSE THE PROPOSED DEVELOPMENT TREE CLIMB SALISBURY PARK

Susan Cooke

20 Riversdale Drive Salisbury Park 5109

Specific reasons and concerns why I believe that planning consent should be refused.

Riversdale drive is classified as a residential street. I have been a resident for over 30 years. With personal experience and my observations during that time I have many concerns in regards to the proposed tree climb.

.Proposed removal of existing chicane Malinya/Riversdale drive, please refer to attached documents dated 11 March 1992. If there was a recognised traffic problem 31 years ago, including speeding and accident, as reported in letter by Salisbury Council, factoring in population growth, housing growth and estimated traffic increase generated by tree climb WHY WOULD YOU REMOVE IT? Why would you put residents lives in danger once again?.

TRAFFIC past and present

Weekdays, when not holiday periods and weekends

- . Low traffic volume
- . Occasional speeding vehicles
- . No parking issues when I have visitors
- . Regular pedestrian activity on the footpath, particularly dog walkers
- . Rarely get bus usage
- . No Congestion

Weekends/holiday periods

- . Traffic volume increases dramatically
- . Speeding vehicles increase dramatically.
- . Congestion
- . Overflow of vehicles unable to park in the reserve have to use Riversdale drive
- . As a resident I have had to locate the owner of a vehicle parked on my land as council was closed and it wasn't a police matter. As it was a Diwali festival in the reserve, I had no reasonable means of finding the offender. I was subsequently blocked in.
- . Pedestrian activity increases dramatically

① of

- . Visitors find it difficult to find a park and to exit car due to extra traffic and speeds of vehicles
- . Occasional buses generally oshc groups

Concerns/ comments future

. The traffic study is an estimated average over a 7 day period then used to estimated peak period percentages. I am concerned that these statistic are misleading. Riversdale drive is a dead end street mainly used during the week by local residents and regular patrons of the park such as disability groups. Weekends/holiday periods, (traditionally when people have time to attend leisure facilities) would be when we would see the bulk of the traffic using Riversdale Drive. Logically this would equate to a higher traffic use of Riversdale drive than the industry accepted standard that peak periods typically represents 10 to 15% of daily traffic.. My observations above also indicate this to be the case.

. Buses are of concern. Will more frequency affect the condition of our roads also the creation of noise and pollution?

. Due to extra traffic will pedestrians be at added risk of injury e.g speeding drivers

will dogs be unnerved?

will children be unnerved?

. WHAT IS THE EVACUATION PLAN FOR HARRY BOWEY RESERVE during an emergency. Is Riversdale Drive equipt for the volume of traffic involved and how will emergency services get through in a timely manner?

. We have experienced a fire in the reserve that attracted onlookers in vehicles that blocked our driveway and emergency vehicle access to Riversdale drive itself. What steps are in place to ensure our safety?

. Will I have to approach reserve patrons who have overflowed and blocked access to my home with their vehicles?

. If parking restrictions are put in place will I have to approach possible offenders to unblock my access?

ENVIRONMENTAL/FLORA/FAUNA past and present

. Many species of bird life, some endangered as mentioned in the proposal

. Kookaburra's are becoming more prevalent

. Cockatoos

. Koalas are being spotted by locals

- . Possums
- . Many varieties of plant life, some protected and endangered
- . Beautiful grassed areas
- . Relaxing walking trails to meander along
- . Well kept pathways
- . Large variety of beautiful trees
- . Relaxing safe environment
- . Dual pedestrian/ cycling pathways

Concerns/comments future

- . Tree climb is, by their definition, a thrill seeking adrenaline pumping activity
The fact that it is in the trees, what affect will it have on birds etc that are residing in them.?How far can each species be relocated from their existing habitat?
- . How will the plant life/grass be protected from overuse by extra foot traffic?
- . Can the dual pathways accomodate the extra walkers/cyclists?
- . Will the existing experience remain a relaxing meander?
- . Will our safety be compromised due to people walking above us, extra cyclists, extra people, tree climb equipment?
- . Will our dogs be unnerved by all of the above including noise?

AMENATIES

Concerns/comments future

- . Can the existing amenities provided for general park users, cope with tree climbing patrons who plan to lengthen their time in the reserve before or after the climb?
- . Tree climb propose to hire people to deal with its general waste..Will this extend to clearing extra rubbish created outside of tree climb facility, due to patrons lengthening their stays, or is this something council/ratepayers have to pay for?
- . Will tree climb be using a septic tank, if so, is this a permanent structure, will there be excavation work involved. If not permanent who will remove it?
- . Will none tree climb users have adequate access to the reserve and it's amenities?

IMPACT. General park users past/present
Comments/concerns

.At present Harry Bowey Reserve is used by people from all walks of life all demographics. They already have the opportunity to experience nature or to challenge their fitness needs. It is somewhere to go that costs nothing but is a lovely experience. Tree climb will be an attraction for some people, what about the rest?

People with certain disabilities
People with no means of affording it
The elderly
People who just aren't interested
. Will this affect the experience they expect?

MY CONCERNS AS A RESIDENT OF RIVERSDALE DRIVE

Comments/concerns future
. Is the increase in traffic reasonable for a residential street
. What security will be in place at night, particularly around the structure, will it be exposed to vandalism, if so is my property also at risk of this due to the close proximity of tree climb?
. Gates are currently to be closed at sunset. What happens when sunset is before the 6 pm closing time of tree climb, during winter months. Who will ensure this is done?
. Gates were put there after residents complained of criminal activities particularly drug related in the reserve but more importantly their homes being broken into on a regular basis. Will tree climb bring extra criminal attention to the reserve?
. Will my view alter from beautiful trees to people within the trees.?
. Will signage be placed in view of my home?
. Will poles be erected to support structures? Will I have to tolerate this possibly from 10am to 6 pm 7 days a week?
. Will tree climb be applying for operating time extensions to accommodate summer months and corporate functions? Will I have to tolerate this.
. Will the noise from patrons experiencing a thrill seeking adrenaline rush experience carry over to my property? Will I have to tolerate this possibility from 10am to 6pm 7 days a week?

.Will the zip lines create a noise that I will possibly have to tolerate from 10 am to 6 pm 7 days a week?
.Will general public have booking availabilities within the reserve reduced to to extra people from the tree climb.
.Will there be music playing in the cafe that I can hear and will possibly have to tolerate from 10 am to 6pm 7days a week?
Has an Acoustic report been done, to answer my concerns , if not why not

Conclusion

. Adelaide tree climb and Kuitpo forest are NOT in residential areas, have other non residential areas within Salisbury council been considered?
. I have had great difficulty obtaining documents and the time restrictions for submissions have prevented me from submitting a more professional representation.
. Concerns and comments are still valid regardless of how they are presented.
.Surveys taken approximately one year ago, were never offered to residents who would be directly affected.
.Survey participants may only be occasional users of tree climb, but we as local Salisbury rate payers will be serverly affected 7 days a weeks for the life of the lease.

City of Salisbury

Municipal Office 12 James Street, Salisbury
Postal Address PO Box 8 Salisbury, South Australia 5108

Telephone (08) 259 1222 Fax (08) 281 5466

City Manager Stephen Hains



Our Ref: 40.006.000
Contact: Mr. D. Murray

11 March 1992

To the Resident,

Dear Sir and Madam,

ROAD SAFETY - MALINYA DRIVE AND RIVERSDALE DRIVE, SALISBURY PARK

Concern for road safety in Malinya Drive and Riversdale Drive has prompted an investigation of this area, to examine the need for traffic calming measures.

Vehicular speeds and accident rates along this route are inappropriate and, subject to Council ratification and the availability of resources during the 1992/93 financial year, consideration is being given to installing "plateaux" along both Malinya and Riversdale Drives, similar to Wildwood Drive. A concept plan is enclosed for information showing the proposed location of the treatment together with a typical layout sketch.

Local resident comment is invited prior to this proposal being submitted to Council and should be received at this office prior to **Friday 3rd April, 1992** so that your views can be given consideration prior to preparation of a report to Council.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'C. J. Pitman'.

**C. J. PITMAN,
CITY ENGINEER**

dm-safma.let

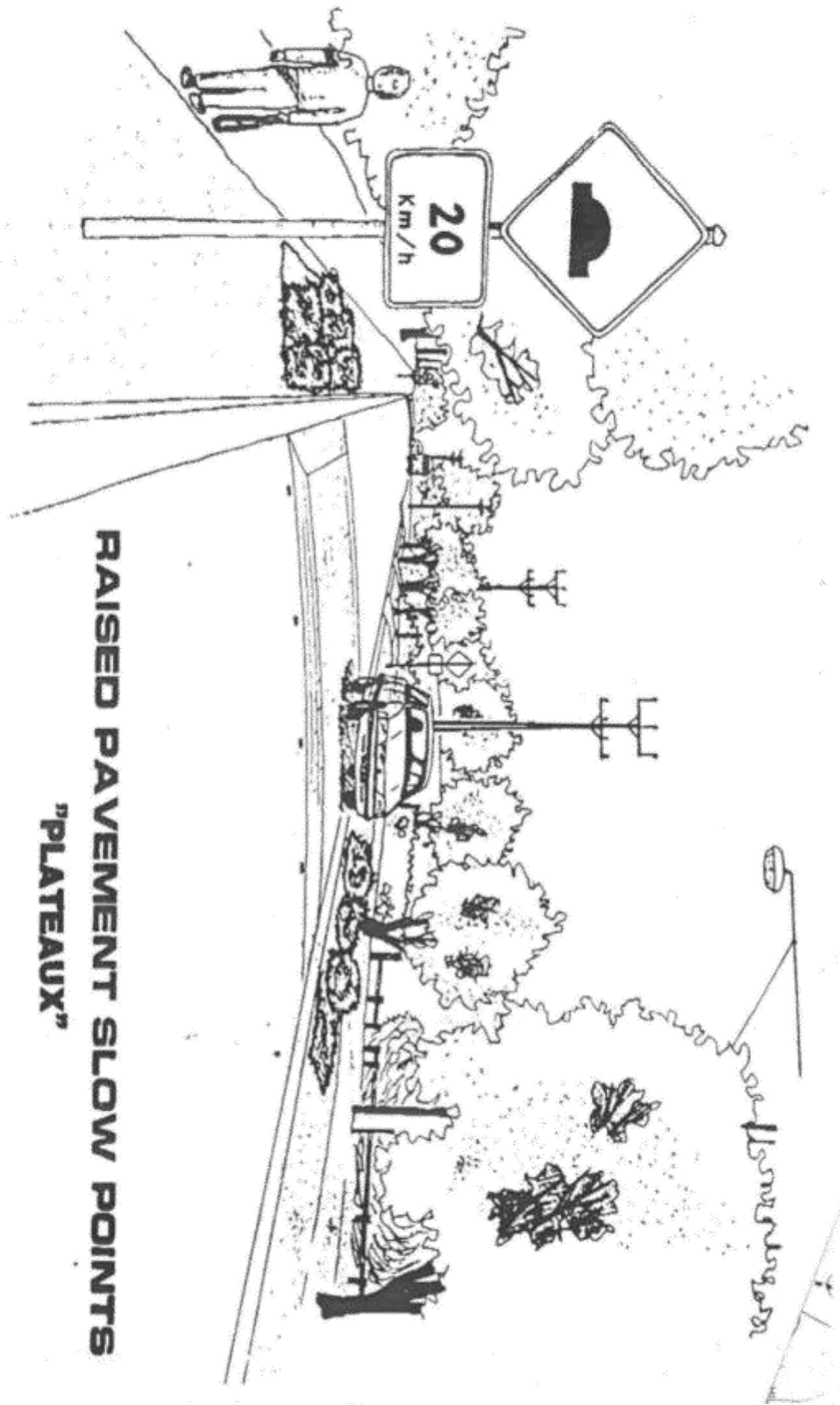


FIG. 2

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations



Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations**Representor 54** - Ross Pearce

Name	Ross Pearce
Address	31 CARLINGFORD DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 04:25 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	

Attached Documents

Representation_da23003207-RossPearce-Received11July2023-5980599.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023



My name*: Ross Pearce	My phone number: [REDACTED]
My postal address*: 31 CARLINGFORD DRIVE SALISBURY PAR	My email*: [REDACTED]

** Indicates mandatory information*

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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

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I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission.
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature:  Date: 9/7/23

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations**Representor 55** - Elaine Plaschka

Name	Elaine Plaschka
Address	6 MALINYA DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 04:26 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	

Attached Documents

Representation_da23003207-ElainePlaschka-Received11July2023-5980613.pdf
Representation_da23003207-ElainePlaschka-Received11July2023-5980685.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb		
Development Number:	23003207		
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)		
Zone:	Open Space		
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109		
Contact Officer:	Michael Sumito		
Phone Number:	8 406 8222		
Close Date:	Tues 11 July 2023		

My name*: <i>Annie Plaschka</i>	My phone number: [REDACTED]
My postal address*: <i>Salisbury Park 6 Malinya Dve</i>	My email*:

* indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

bowey The road is busy enough with the Soccer on the weekdays and I don't like the idea of buses up and down my street constantly. There isn't enough car-parks and I don't like the idea of the ^{reserve} park being dug up for ^{park} car parking or the removal of the plateau from Malinya Dve due to speeding vehicles.



Government of South Aust
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input type="checkbox"/>	wish to be heard in support of my submission*
	<input type="checkbox"/>	do not wish to be heard in support of my submission
By:	<input type="checkbox"/>	appearing personally
	<input type="checkbox"/>	being represented by the following person: _____

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

Signature: de Blaxhew Date: 15/7/2023

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

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb		
Development Number:	23003207		
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)		
Zone:	Open Space		
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109		
Contact Officer:	Michael Sumito		
Phone Number:	8 406 8222		
Close Date:	Tues 11 July 2023		

My name*: <i>Annie Plaschka</i>	My phone number: [REDACTED]
My postal address*: <i>Salisbury Park 6 Malinya Dve</i>	My email*:

* indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

bowey The road is busy enough with the Soccer on the weekdays and I don't like the idea of buses up and down my street constantly. There isn't enough car-parks and I don't like the idea of the ^{reserve} park being dug up for ^{park} car parking or the removal of the plateau from Malinya Dve due to speeding vehicles.



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Attorney-General's Department

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	<input type="checkbox"/>	do not wish to be heard in support of my submission
By:	<input type="checkbox"/>	appearing personally
	<input type="checkbox"/>	being represented by the following person: _____

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Signature: de Blaxland

Date: 15/7/2023

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

representations

Representor 56 - Robert Barnes

Name	Robert Barnes
Address	4 SANDY CRESCENT SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 04:27 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_da23003207-RobertBarnes-Received11July2023-5980623.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

PT.0

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb
Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: <i>ROBERT BARNES</i>	My phone number: [REDACTED]
My postal address*: <i>4 SANDY CREST SALISBURY PARK 5109</i>	My email*:

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

As per the attached document

RECEIVED
FILED

[Signature]

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: [Handwritten Signature]

Date: 9-7-23

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

R N Barnes
4 Sandy Crst
Salisbury Pk SA 5109
9th July 2023

Attention: Salisbury Council

RE: Tree Climb Harry Bowey Reserve

I have just been informed by a local resident that it is the intention of the Salisbury Council to allow a Tree Climb to be installed within the Harry Bowey Reserve.

I consider it extremely underhanded that the Council only notified residents that were within 60 meters of the park and all other residents close by were totally ignored.

I relocated to Salisbury Park a few years ago from the Western Suburbs for peace and tranquillity of the beautiful parks and have always admired the Council for the fantastic job they are doing to achieve this. Family groups and clubs often use this location for quite picnics and family functions and it is not unusual to have a 100 people plus at these get together s.

To place a "Tree Climb" in this quite residential area just doesn't make sense. The users of this device will transport in their vehicles and no doubt some groups will use private buses. This will therefore turn our quite residential streets into busy and noisy areas. The Council in previous years installed traffic and speed control devices in Malinya and Wildwood Drive, including a Chicane at the intersection of Malinya and Wildwood Drive to make it safer and quieter for the residents, not to mention the Primary School located on the corner of Wildwood and Goddard Drive and I guess these devices will be removed giving us hassles again.

I am in possession of a traffic report of this area that was carried out between 20/9/22 and 4/10/22 and it shows that not one vehicle travelled Terrigal Drive during this period. With this being said so much for the traffic report of our area.

We enjoy our low traffic volume within Salisbury Park and we don't want it increased by attractions that will drag the public here from other Adelaide areas.

I repeat again: This is a Residential Area

Yours sincerely



R N Barnes

representations

Representor 57 - Bradley Wall

Name	Bradley Wall
Address	14B MALINYA DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 04:28 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_da23003207-BradleyWall-Received11July2023-5980635.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	TreeClimb	
Development Number:	23003207	
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)	
Zone:	Open Space	
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109	
Contact Officer:	Michael Sumito	RECEIVED 11 JUL 2023
Phone Number:	8 406 8222	
Close Date:	Tues 11 July 2023	

My name*: BRADLEY WALL	My phone number: [REDACTED]
My postal address*: 14B MALINYA DRIVE, SALISBURY PARK SA 5109	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

TRAFFIC IS BAD ENOUGH AROUND HERE, THE CHICANE & SPEED BUMPS DONT DO MUCH TO DETEC SPEEDING & DANGEROUS DRIVING AS IT IS, REMOVE THAT & IT WILL BE BACK TO A RACE TRACK.

I STRONGLY OPPOSE THE DEVELOPMENT.



Government of South Aust
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[attach additional pages as needed]

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I:	<input type="checkbox"/>	wish to be heard in support of my submission*
	<input type="checkbox"/>	do not wish to be heard in support of my submission
By:	<input type="checkbox"/>	appearing personally
	<input type="checkbox"/>	being represented by the following person: _____

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

Signature:  Date: 7/7/23

Return Address: PO Box 8, SALISBURY SA 5108 [qr](#)
Email: representations@salisbury.sa.gov.au [qr](#)
Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 58 - Lisa Lillywhite

Name	Lisa Lillywhite
Address	19 CARLINGFORD DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 04:29 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representation_da23003207-LisaLillywhite-Received11July2023-5980651.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION -- PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

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Development Number:	23003207
Nature of Development:	Tree climb facility with associated office, shop, car parks and removal of one (1) regulated tree (Located within Harry Bowey Reserve)
Zone:	Open Space.
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name: Lisa Lillywhite	My phone number: [REDACTED]
My postal address: 19 Carlingford Drive, Salisbury Park 5109	[REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

- Excess traffic, speed dangers
- Excess traffic passing by a small playground that could be hazardous to small children
- Noise pollution interrupting nearby residents
- Danger around school sites
- Removal of trees, damage to Fauna/Flora around the area
- Increase of possum damage due to trees being removed or used.
- Removal of speed/safety spots



Government of South Australia
Attorney-General's Department

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[attach additional pages as required]

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	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature:  Date: 10/7/23

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 Email: representations@salisbury.sa.gov.au or
 Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyou/say/

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 59 - Jeannie Furler

Name	Jeannie Furler
Address	14B MALINYA DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 04:29 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	


Attached Documents

Representation_da23003207-JeannieFurler-Received11July2023-5980664.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

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Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109		
Contact Officer:	Michael Sumito		
Phone Number:	8 406 8222		
Close Date:	Tues 11 July 2023		

My name*: <i>Jannie Furea</i>	My phone number: [REDACTED]
My postal address*: <i>146 Malanga Drive Salisbury Park</i>	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

This area already has a higher traffic flow due to the school/kindy/church if the only entry/exit point is from Riversdale Drive this will increase the traffic flow again bringing it to Dangerous and Hazardous levels. There are children and elderly residents who will be put at risk if the traffic increases due to this development. The entry + exit should be at the front of the park on Main North Road, NOT in a residential area. The removal of the chicane, which was installed for safety is going to put us all at risk of dangerous drivers + speeders. Please dont put my child at risk.

Ris K.I.



Government of South Australia
Attorney-General's Department

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[attach additional pages as needed]

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	<input type="checkbox"/> do not wish to be heard in support of my submission.
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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Signature:  _____ Date: 7/7/23

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 Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 60 - Mel Cooke

Name	Mel Cooke
Address	32 WILDWOOD DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 04:32 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_da23003207-MelCooke-Received11July2023-5980717.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

PTO

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

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Zone:	Open Space
Subject Land:	Lot 75 Goddard Dr Salisbury Park Sa 5109 and Lot 43 Goddard Dr Salisbury Park Sa 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tues 11 July 2023

My name*: Mel Cooke	My phone number: [REDACTED]
My postal address*: 32 Wildwood Drive	My email*: [REDACTED]

* Indicates mandatory information

My position is:

I support the development

I support the development with some concerns (detail below)

I oppose the development

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

traffic
wild life

RECEIVED
11 JUL 2023



Government of South Australia
Attorney-General's Department

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

[attach additional pages as needed]

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I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
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By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

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

Signature: M Coeke

Date: 11/7/2023

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

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

representations

Representor 61 - Konstantina Martinis

Name	Konstantina Martinis
Address	36 JOHNWOOD DRIVE SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 04:42 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation_da23003207-KonstantinaMartinis-Received11July2023-5980979.pdf

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Aaron Kalms

From: Dina Martinis [REDACTED]
Sent: Tuesday, 11 July 2023 3:44 PM
To: Development
Subject: Re: Tree Climb Salisbury Park

Dear Council,

I am writing to express my objection to the Tree Climb on the grounds that there has been:

(1) a lack of **active and transparent** community consultation;

I am not personally aware of any **cost vs benefit analysis** been conducted and if so, how was it communicated to the residents and ratepayers of Salisbury Council?

Also, what are the **associated risks** and **OHS issues** of having a Tree Climb (?projected traffic to the area; ? movement around school zones; ?projected visitors/strangers to the area; ?potential hazards; ?accidents; ?supervision requirements, and so on). Have these been conducted and how have they been communicated to the residents and rate payers of Salisbury Council?

(2) A Tree Climb may benefit only a **small minority of actual residents** given the demographics and socio-economics of the area;

In our case, we are a single-parent household on low income. Both sons aged 8-years old and 11-years old have NO INTEREST or DESIRE in the Tree Climb so even if it were to be a FREE service, we would not be using it. We attended a birthday party a year ago near the CBD and were charged \$32 per child. Neither boy enjoyed the experience.

How many other families in the City of Salisbury can realistically afford to pay for their children to go on a Tree Climb especially in the current economic climate?? And if they could afford it, how regularly would they be accessing this facility? Is this truly the best use and value of rate payers money? Is this really what the Community need? or want?

(3) a lack of communication by Council on **alternative proposals** for ENGAGING COMMUNITY using the **finite resources** that could benefit the majority of residents/rate payers.

I would like to be notified via email about the Council meeting where debate on Tree Climb will occur.

I would like to attend the meeting.

Thank you.

Sincerely,

Konstantina Martinis

Resident and Rates payer at
36 Johnswood Drive
Salisbury Park SA 5109

representations**Representor 62** - Garry Newsam

Name	Garry Newsam
Address	6/5 Riversdale Drive SALISBURY PARK SA, 5109 Australia
Submission Date	11/07/2023 09:21 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

While I am not totally opposed to the proposed development, I believe insufficient information and notice have been supplied to affected residents for me to support it as submitted. Furthermore the documentation available on PlanSA suggests that the council itself still lacks all the information it needs or could gather to make a properly informed decision. Since my statement of concerns just exceed the 4000 character limit, I have attached them as a separate file. I would, however, like to note here my particular concerns about the short notice given on this proposal and the problems this creates for everyone, including the council. The development application was originally submitted last year and work on assessing it must have been started by the middle of that year. The residents most likely to be affected, however, in particular residents along Riversdale drive, were not specifically notified of the application until this June, giving them very little time to find out more about it or to respond to it. This short notice can only fuel opposition to the application, whatever its merits might be, and similarly fuel dissatisfaction with the council and its employees for keeping the residents in the dark.

Attached Documents

Submission_on_development_application_23003207_Newsam-1246346.pdf

My main concern is the lack of any review of TreeClimb's existing operation in the Adelaide Parklands aside from the information provided by TreeClimb itself. Obvious questions that come to mind include: have there been any safety incidents; have nearby residents made any complaints about the operation; has the operation significantly degraded the parklands; etc? Such questions could have been addressed by a report from the Adelaide City Council on the existing operation but such a report does not appear to have been commissioned. The council has commissioned and made public an extremely detailed report on the likely environmental impact of the proposed development along with briefer reports on the implications for traffic and parking. These, however, simply don't address many of the affected residents' primary concerns such as noise or disturbance, whereas a reasonably thorough report on the existing operation would.

A particular question I have on this general issue concerns the New Site Criteria section in TreeClimb's application where the Competition subsection states "The location [for a new course] should be at least 75km from existing courses or competing experiences". Taken at face value this suggests TreeClimb's Parklands operation will be closing soon (possibly because its current lease is expiring?). If so, why is it closing (why hasn't the lease been renewed)? Indeed I have not been able to find out the length of TreeClimb's current lease on its Parklands site, and am concerned at council's vagueness as to the length of the proposed lease for the Harvey Bowey site.

In addition to the main concern above, I have two specific concerns with the Traffic Impact Assessment and a general concern as to the affect of the development on the use of existing amenities in the reserve.

1. The traffic assessment notes that the existing Riversdale / Malinya / Wildwood Drives intersection will need to be enlarged, with diagrams showing the removal of various kerbs and islands. These kerbs and islands were installed in 1992 by Salisbury as traffic calming measures in response to speeding and associated road safety concerns (see a letter from the city engineer to local residents dated 11 March 1992, council ref: 40.006.000). The current assessment does not give any consideration as to what effect removing these structures may have on road safety. This is of special concern to me as the exit onto Riversdale Drive of our strata corporation's driveway is very close to the intersection. In particular, as the present right of way through the intersection is Malinya-Wildwood rather than Malinya-Riversdale as would normally be the case at a T intersection, the intersection will need to be re-engineered so that rights of way are very clear to the increased traffic flowing through it. If this isn't or can't be done, it will be quite unsafe especially for residents living near it.
2. I believe the assessment of parking spaces in Harvey Bowey Reserve underestimates the likely impact of the development for two reasons.
 1. The assessment estimates that the duration of each car's stay will be roughly two and a quarter hours, with a climb taking up two hours of the stay. In practice, what with the proposed attached cafe and the reserve's existing tables, barbecues, play areas and open areas, many of those coming for the climb are likely to make a longer outing of their visit and stay on for an hour or more after they finish their climb.
 2. The assessment of peak carpark demand was done on a September weekend. My experience gained from daily walks through the reserve is that use of the reserve is very much a function of weather and day length, and that car park occupancy on a weekend in full summer would be very much greater than on one in September.
3. The Overall Site Plan shows the Eco-Hut and the various climbing courses occupy or traverse an area that currently contains a couple of barbecue shelters and a children's playground. It's hard to see how these can be completely unaffected by the proposed development but the assessments don't address this issue at all: they go into excruciating detail on the fate of individual trees but make no mention of what might happen to the existing children's zipline or other amenities.

representations

Representor 63 - john mccann

Name	john mccann
Address	4/40, jenkins drv SALISBURY PK SA, 5109 Australia
Submission Date	11/07/2023 09:56 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	Damage to peace and tranquility of the neighborhood. Constant daytime noise. loss of privacy and safety. cost of increased fencing. increase in vandalism noise etc at night. Damage to green space and trees. increased damage to cliff face in designated areas. safety to public from attempts to access area or adjacent areas risk to increased foot traffic attempting to access dangerous areas insufficient notice and unclear use of the entire area. increased cost and disturbance of security extra police patrols in the area. increased risk of fires in summer particularly at night from loitering in the area. decreased house interest/value significant tree removal

Attached Documents

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Appendix 3

Applicant's Response to Representations



APPENDIX 5
Summary and
Response to
Public
Notification
Submissions

Item 8.1.1 - Attachment 3 - Applicant's Response to Representations



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REF 01649-003

Memo

To: Chris Carrey - Team Leader, Planning

From: Rick Hutchins – Associate, Ekistics

Date: 6 March 2024

Applicant: Tree Climb

Application ID: 23003207

Proposed Development: Tree Climb Facility with associated office, shop and removal of a Regulated Tree on Council's Reserve.

Subject Land: Harry Bowie Reserve, Salisbury Park

Subject: **Response to Public Notification Submissions**

We refer to the 62 submissions received during the notification period on the proposal.

This response to submissions should be read in conjunction with the Tree Climb – Harry Bowey Reserve, Salisbury Park Planning Statement and accompanying supporting reports.

Pursuant to Section 107 (3)(c) of the *Planning, Development and Infrastructure Act, 2016*, this submission provides a formal response to the relevant planning matters raised within the representations.

A summary of all representations received is included as **Appendix 1**.

The below provides a response to the key planning matters raised in the submissions.

1. Response to Planning Matters Raised

1.1. Land Use

1.1.1. Need for Facility

Submissions have questioned whether there is a need for an additional Tree Climb Facility in this location.

Since opening Tree Climb in the Adelaide City Park Lands in 2018, Tree Climb has welcomed over 250,000 climbers. Tree Climb has a well proven education and safety model that delivers a unique and safe experience for all visitors. Tree Climb has now opened a second South Australian site in the south of Adelaide at Kuitpo Forest. Tree Climb has undertaken their own market research and analysis which has identified an opportunity to provide a new facility in the northern suburbs of Adelaide.

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Notwithstanding this, the matter of demand is not a relevant planning assessment consideration. The relevant test for planning assessment purposes is whether the proposed use is suitable based on assessment against the relevant provisions of the Code.

Consistent with our commentary in the Planning Statement, we are of the opinion that the Tree Climb Facility is a type of active recreation use that is envisaged by the Code in the Open Space Zone.

1.1.2. Commercialisation

Submissions have raised concern that introduction of the Tree Climb activity will result in a loss of a community area and existing park usage as a peaceful reserve and walking trails.

The proposal has been carefully designed to fit within park environment and to avoid restricting access to areas of public access.

The proposal will not conflict with or prevent any existing activities from continuing within the park, including the use of the adjacent playgrounds, BBQ area, informal oval and walking and cycling trails.

The proposed scope of works also include realigning an existing footpath for a short distance to facilitate the siting of the new support building to ensure existing walking trails are maintained through the park.

1.1.3. Impact to 'tranquil' park setting

Submissions have raised concern that the proposal will disturb the tranquil nature of the park and existing residential amenity (e.g. should not be located within a Residential Area) and result in a loss of identify of the site as a 'Park'.

The subject site is located within the Open Space Zone. The subject site is located adjacent to residential ('Neighbourhood Type) zones, but is not located within a Residential Zone. It is however relevant to consider the impacts of the proposal on adjoining residential properties. In our opinion the proposal has been sited, designed and will be operated to take into account its location and will not have unreasonable impacts on adjoining residents. The potential impacts are discussed further below.

PO1.1 of the Zone envisages the area within the Open Space Zone to include unstructured outdoor passive and active recreation facilities. The Tree Climb facility is a type of 'active recreation facility' that will support the achievement of PO1.1.

In terms of impacts on amenity for nearby residents, the generation of noise from people talking and from people movement around the facility has been raised as the main source of concern. The type of noise likely to be generated from the Tree Climb facility would be similar to noise associated with a popular park setting including family and group gatherings, children using the playground equipment and use of the oval. The hours of operation of the Tree Climb facility will be daytime only and will only be accessible when gates to the park are open, so will not result in additional noise being generated outside of hours that already occur within the park.



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The facility has been architecturally designed into integrate into the local environment using natural materials and structures that are modest in size that will create a minimal visual presence within the park. Apart from the central support building and landing pad at the end of each course, the facility will be within the tree canopy allowing public access underneath to continue.

Some submissions have also raised concerns about the potential for increased vandalism, particularly at night. The facility will not be operated at night and the facility will be secured after hours.

1.1.4. Impacts to park users (e.g. Dog Walkers, Walking Trails, BBQs, playground, oval)

Submissions have raised concern that the facility will cause potential disruption to ongoing activities in the park and the additional support structures will impact use of the park for uses such as dog walking

Below the adventure course the park will remain open and accessible to the public at all times. There is no fencing or barriers limiting access other than the construction of the new support building and fencing around the ground level points of the zip line for safety reasons.

All existing pathways that lead through the park will be unaffected by the proposal. The building has been deliberately located to not restrict access, as well as being located along an existing pathway so as not to require the construction of additional and new pathways within the park.

1.1.5. Impacts to Native Flora and Fauna

Submissions have raised concern that the facility will cause disturbance and destruction to native habitat for a variety of birds and animals which are commonly observed in Harry Bowey Reserve, and that there a lack of measures proposed to ensure ongoing protection for native flora and fauna.

Tree Climb select their sites based on the opportunity for customers to get "lost in the treetops" and feel a connection to nature. Sites are selected where the forest or native woodlot create a sense of awe and allow for the nature-based experience to be born.

The course layout has been designed around the proximity of suitable, healthy trees, informed by the 'Tree Risk and Management Report' prepared by Arborman Tree Solutions and an 'Ecological Assessment' by EBS Ecology with the intent to ensure the design, construction and operation of the facility minimises its impact on the existing flora and fauna within the park.

As is outlined in Section 4.5 of the Planning Statement, the construction methodology minimises its impact on the natural environment resulting in a construction approach where tree growth is not restricted in any way. The method to be employed on the proposed facility is the same that has been successfully used at Tree Climb – Adelaide Park Lands and Tree Climb – Kuitpo.



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1.2. Noise

1.2.1. Noise disturbances

Submissions have raised concern that the facility will result in repetitive and continuous noise every day for 8 hours/day which will impact on adjacent residents – from the operation and increased traffic noise. The submissions identify a lack of an acoustic assessment with the application submission.

Whilst the facility will be open for bookings from 10am-6pm every day, the operators' experience from its existing facilities is that there will be busy periods (i.e. weekends, school holidays) and periods with low demand (i.e. weekdays during school terms).

The applicant confirms that the facility will not operate outside of the proposed operating hours from 10am – 6pm, including for any functions outside of these hours. This will also be controlled via the lease with Council. This will mean there is no impact on adjacent residents from the operation and from traffic movements at night-time.

The operator's experience based on the operation of their existing facilities is that the proposal will not generate significant noise levels either through persons using the course, gathering at the central support building or accessing the site.

As identified in the Planning Report, the closest boundary to the nearest residential dwelling is approximately 80-90 metres away from the proposed facility.

1.3. Privacy

1.3.1. Overlooking into nearby backyards

Submissions have raised concerns of potential for overlooking into adjacent residential backyards and the resulting loss of privacy.

The aerial course at its closest point will be located approximately 50 metres from the closest boundary of a residential property. Otherwise the majority of the course is located to the north of the proposed central support building. The central support building is located a distance of approximately 80-90 metres from the closest boundary of a residential property.

In our opinion, the proposal will not cause any unreasonable impact on the privacy of nearby residential properties given:

- the separation distance between the facility and the nearest residential property. General Development Policy, Design in Urban Areas DTS/DPF 10.2 identifies a separation distance of 15 metres as satisfying the corresponding Performance Outcome 10.2 to mitigate direct overlooking of adjoining residential uses in neighbourhood type zone;
- the nature of the activity is such that course users would move on quickly to not hold up other course users and their attention would be focussed on the course itself; and



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- any views possible into nearby backyards would be obscured by the existing dense tree canopy.

1.4. Traffic, Parking and Access

1.4.1. Removal of traffic safety devices

Submissions have raised concerns with the removal of existing traffic safety devices in the local area, citing that the existing traffic calming measures were installed by Council in response to safety concerns in the local area.

As part of the proposed scope of works, new traffic safety devices will be installed to replace the existing traffic safety devices including the installation of road cushions along Riversdale Drive, the widening of the access into Harry Bowey Reserve and widening/realignment of the intersection of Riversdale Drive/Malinya Drive/Wildwood Drive. The scope of works are detailed further in the Traffic Assessment by Empirical Traffic Advisory (ETA). ETA conclude that the various alterations are considered to be beneficial to access arrangements for the proposed, as well as visitors accessing Harry Bowey Reserve, and that the proposed development will maintain traffic volumes on the adjacent road network with the volumes outlined within the City of Salisbury Infrastructure Guidelines for the relevant road classifications.

The proposed traffic calming devices including installation of road cushions along Riversdale Drive will effectively address concerns raised about speeding vehicles and subsequent safety concerns for residents.

The applicant supports an arrangement to ensure that these works are completed before the Tree Climb Facility is operational.

1.4.2. Lack of credible information

Submissions have raised concern that the proposal lacks a credible traffic management plan and the proposal lacks details and is vague.

The applicant has undertaken a new traffic assessment by ETA that is included with the Planning Statement. The ETA assessment includes a review of previous assessments, review of the submissions made on this application and a review of additional information provided by Council on the use of Harry Bowey Reserve.

1.4.3. Traffic Congestion

Submissions have raised concern that the proposal will create traffic congestion due to increased traffic along side streets.

A revised traffic assessment has been provided with the application that demonstrates that increased traffic levels generated by the proposed development will maintain traffic volumes on the adjacent road network with the volumes outlined within the City of Salisbury Infrastructure Guidelines for the relevant road classifications.



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1.4.4. Lack of assessment over weekends, public holidays, events, , junior soccer, festivals etc...

Some submissions have suggested times where peak demands create overflow of car parking into adjoining streets.

The ETA traffic assessment has concluded that for average daily and 85th percentile use of Harry Bowey Reserve, there are sufficient car parking spaces available within Harry Bowey Reserve, with spare capacity of at least 57 spaces at all times (out of the total 230 spaces available) based on the most conservative assessment.

On the 'limited' peak occasions where they may be high demand associated with the use of Harry Bowey Reserve, Tree Climb is open to engaging with and working with Council and event organisers to manage usage, traffic flows and car parking and if necessary, implement temporary traffic and parking control measures.

1.4.5. Use alternative access points, as existing roads are not adequate

There is no alternative vehicle access point into Harry Bowey Reserve. The traffic assessment undertaken by Empirical Traffic Advisory has concluded that the existing road network can accommodate additional traffic generated by the proposed activity. Refer to the Planning Statement for future detail. On this basis, no further investigations have been undertaken of alternative site access options.

1.5. Other

1.5.1. Consultation Inadequate

Several submissions have questioned the notification process for this proposal and in particular, the time period allowed for submissions to be made, the number of properties directly notified of the proposal and the small size of the sign erected on the site.

Section 107(3) of the Planning, Development and Infrastructure Act, 2016 sets out that public notification, as required for this application, must be given to an owner or occupier of each piece of adjacent land, and by notice placed on the subject land. *Practice Direction 3: Notification of Performance Assessed Development Application 2019* specifies requirements for the relevant authority to follow in undertaking notification.

Practice Direction 3 specifies that a sign placed on the land must be in a layout as detailed in practice direction and must meet the following requirements, be:

- (a) *placed on, or within a reasonable distance of, the public road frontage of the relevant land, ensuring that it is visible and legible to members of the public from the public road;*
- (b) *mounted at least 600mm above ground level, and no more than 1.5 metres above ground level;*



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- (c) made of weatherproof material (e.g. laminated print attached to fence/building, corflute print on star droppers, or other); and
- (d) at least A3 size.

Council, as the relevant authority, has confirmed that the application has been notified in accordance with these requirements.

1.5.2. Property Values

Submissions have raised concern that the proposal will lower property values citing increased traffic and proposed structures will impede the existing panoramic views of and to Harry Bowey Reserve from adjacent residences.

The Environment, Resources and Development Court has (on numerous occasions) confirmed that property values should not be considered when assessing the planning merits of an application (refer: *Lazzarino v the Corporation of the City of Campbelltown & Anor [2015] SAERDC 5, 10 March 2015*). As such, this concern has not been considered in formulating this response.

1.5.3. Fire Risk

Submissions have raised concern with the potential for accidental fire within the park and more users will result in more risks of fire.

One of the new site selection criteria for the operator was the ability for easy access for fire services and other emergency services.

The operator will observe all fire safety and emergency service requirements.



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Appendix 1: Summary of Representations

Table 1 below provides an overview of all relevant planning considerations raised within the 62 representations received as part of the public notification process for the above development application.

Table 1: Overview of representations.

Planning Considerations	Comments Raised in the Representations
Land Use	<ul style="list-style-type: none"> Disturb tranquil nature of the park and existing residential amenity. Not the ideal location for bringing multiple user groups, given the proximity, and surrounding residential land uses. The facility should not be located within a residential area. Potential disruptions to ongoing activities of the locality, such as junior soccer club. Commercialisation of Harry Bowey Reserve will result in loss of community area, existing park usage as a peaceful reserve, and walking trails. Additional support structures for the proposed walkways will impact the ongoing use, for dog walking, among others, and negatively impact the amenity of the park given its description as a ‘Thrill Seeker event,’ among others. Loss of identify of the site as a ‘Park.’

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Item 8.1.1 - Attachment 3 - Applicant’s Response to Representations



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Planning Considerations	Comments Raised in the Representations
	<ul style="list-style-type: none"> • Increase in Vandalism, particularly at night • Hinder use of park by 'Disability groups' for peaceful and quiet recreational time. • Opposing information regarding visitor traffic flow and time spend at the Tree Climb. • Lack of clarity regarding future development, if any, given that the area marked for developments extends beyond the courses. • Conflict of interests with proposed Tree Climb users and another park users for access to reserve and its amenities. <p>In- Support:</p> <ul style="list-style-type: none"> • Great addition for children and families. • Essential element for the development of Harry Bowey Reserve.
<p>Noise</p>	<ul style="list-style-type: none"> • Exposure to unwanted noise, and increased traffic noises. • Noise disturbances all through the week (all seven days). • Café working hours (10 am- 6 pm) and extended hours for private functions, will disturb the quiet amenity of the neighbourhood. • Potential noise infringements. • Lack of 'Noise Impact Report' / 'Acoustic Report' as part of the development application submission. • Noise impacts on fauna at the park.

Item 8.1.1 - Attachment 3 - Applicant's Response to Representations



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Planning Considerations	Comments Raised in the Representations
	<ul style="list-style-type: none"> Perpetual and repetitive noise for 8 hours every day is tantamount to 'water torture'. Resultant noise could unnerve pets at adjacent residences.
Privacy	<ul style="list-style-type: none"> Potential interference with privacy of surrounding residential land uses. Overlooking into backyards of adjacent residential properties. Potential increase of trespassers with the increasing people traffic. Need for higher fencing to ensure privacy.
Fire Risk	<ul style="list-style-type: none"> Increased potential for accidental fire within the park. More users will result in more risks of fire.
Native Fauna and Flora	<ul style="list-style-type: none"> Destruction and disturbances to native habitats of birds such as Kookaburras, Roselias, Cockatoos, and Parrots, which are commonly observed at Harry Bowey Reserve. Devastating impact on wildlife such a Koalas and Possums, and their habitats. Damage to existing trees, and removal of regulated tree is unnecessary. Impact of human traffic at the proposed elevated structures, noise impacts, potential littering etc. on fauna and flora not addressed.

Item 8.1.1 - Attachment 3 - Applicant's Response to Representations



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Planning Considerations	Comments Raised in the Representations
	<ul style="list-style-type: none"> • Lack of Environmental Impact Assessment. • Measures to ensure ongoing protection of flora and fauna at development site.
Health & Safety	<ul style="list-style-type: none"> • Expected closing times for security gates? • Emergency Evacuation Report and service vehicle access availability for the development site. • Impact the users and hence functionality of the existing children's play area.
Property Value & Aesthetics	<ul style="list-style-type: none"> • Lower the property value due poor road safety. • Proposed structures will impede the existing panoramic views of/to Harry Bowey reserve from adjacent residences. • Litter disposal arrangements to ensure maintenance of park amenity.
Traffic, Parking & Access	<ul style="list-style-type: none"> • Lack of credible traffic management plan to address increase in traffic via Riversdale Drive. • Traffic Impact Assessment lacks details and is vague. Considered to be misleading. • Potential conflict with emergency services access along Riversdale Drive. • Consider alternative access options along Saints Road or Pemberley Road or Main North Road, instead of Riversdale Drive. • Traffic congestion due to increased traffic along side streets.

Item 8.1.1 - Attachment 3 - Applicant's Response to Representations



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Planning Considerations	Comments Raised in the Representations
	<ul style="list-style-type: none"> • Increased safety risks due to the proposed removal of existing safety barriers (traffic calming measures) installed by the City of Salisbury along Riversdale Drive & Malinya Drive. • Street parking problems due to overflow from proposed car parking. Proposed car parking not considered sufficient (suggestion that at least 200 parking spaces are required). • Heavy vehicle movements along neighbouring roads. • Detailed assessment on potential impacts to surrounding road network. • Lack of consultation with residents of Meralang Avenue, Floriston Way, among others, prior to deployment of traffic control devices. • Lack of public transportation within easy walking distance of the development site. • Change of single lane to dual lane along Riversdale Drive, and its impact of residents' safety and movement. • Lack of footpath along one side Riversdale Drive will result in safety concerns for pedestrians. • Increased traffic flow may be over the limit of the streets. • Undesirable traffic behaviour along local streets. • Increased exposure to pollution due to higher traffic flow. • Exposure to diesel fumes with movement of buses along the streets.

Item 8.1.1 - Attachment 3 - Applicant's Response to Representations



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Planning Considerations	Comments Raised in the Representations
	<ul style="list-style-type: none"> • Discredits statement in the 'Traffic Impact Assessment' report that states that the proposed development will have minimal impact on surrounding road network. This statement is stated as a clear misunderstanding of the local traffic flow. • Lack of observations of crowd traffic to the proposed development over weekends, public holidays, events, festivals etc. • Risk of speeding vehicles with removal of road safety/ traffic calming measures. • Lack of sufficient off-street parking to support the Tree climb in addition to the parking for the park visitors. • Existing roads (Wildwood Dr, Malinya Dr) are not capable of accommodating larger vehicles. • Poor road condition along Riversdale drive will be worsened. • Continued access of the Reserve by Emergency Services. • More traffic, More danger. • Pedestrian safety concerns. • Lack of measures for increased cyclists and pedestrians along adjoining streets to the site of development.
Other miscellaneous	<ul style="list-style-type: none"> • Lack of adequate time to know and view the proposal- only two weeks were provided. • Public Notification signage was not very visible nor identifiable and could have been left unnoticed. • QR codes and web address for the application did not work, hence the information was not easily accessible.

Item 8.1.1 - Attachment 3 - Applicant's Response to Representations



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Planning Considerations	Comments Raised in the Representations
	<ul style="list-style-type: none">• Exacerbate the erosion and instability of cliff face behind 40 Jenkins Drive.• Alternative locations to be explored.• Community Consultation was not active or transparent, and cost vs benefit analysis not provided, along with lack of several other supporting documents.

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Item 8.1.1 - Attachment 3 - Applicant's Response to Representations

Appendix 4

Peer Review of Traffic and Parking Assessments



Ref: 23390|BNW

16 March 2024

Mr Michael Sumito
City of Salisbury
34 Church Street
SALISBURY SA 5108

Dear Michael,

**PROPOSED TREE CLIMB RECREATION FACILITY
HARRY BOWEY RESERVE, SALISBURY PARK**

I refer to the proposed Tree Climb (outdoor recreation) facility at Harry Bowery Reserve, Salisbury Park. As requested, I have undertaken a review of the traffic assessment prepared by Empirical Traffic Advisory (ETA) in support of the proposal. I have also considered the earlier traffic and parking assessment prepared by Tonkin. However, noting that the ETA report effectively updates the Tonkin assessment, I have focussed on the ETA assessment.

BACKGROUND

It is proposed to develop a Tree Climb facility within the Reserve. The facility will be similar to those operating within the Adelaide Parklands (adjacent Greenhill Road) and Kuitpo Forest. I am familiar with the general conditions associated with the subject use having previously provided advice in respect to the development application for the Kuitpo facility.

The site will be accessed via the existing access point on Riversdale Drive. It is proposed that the existing circulation road within the Reserv will accommodate the parking associated with the Reserve and Tree Climb facility. Riversdale Drive is a cul de sac and will therefore all vehicular access movements will need to be undertaken via Meralang Avenue, Wildwood Drive or Malinya Drive.

Various treatments are proposed on Riversdale Drive and within the Reserve to assist with the accommodation of additional traffic movements and parking demands (associated with the Tree Climb proposal) including:

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CIRQA\Projects\23390 Michael Sumito 16Mar24.docx



- removal of the existing slow point at the eastern end of Riversdale Drive (at its intersection with Wildwood Drive and Malinya Drive);
- installation of a series of road cushions along the length of Riversdale Drive as well as parking restrictions along its length;
- expansion of the existing 'cul de sac' bulb at the end of the Reserve's internal circulation road (to accommodate bus movements);
- construction of a bus parking indent on the Reserve's internal circulation road; and
- construction of a new section of parking (accessed via the internal circulation road) to provide five (5x) parking spaces for use by persons with disabilities as well as one space for elderly persons.

DESIGN REVIEW

Having reviewed the proposed upgrades, the arrangements are generally considered appropriate to accommodate the additional traffic and parking demands. However, the following comments/recommendations are provided for Council's further consideration:

- it is unclear whether the parking area for persons with disabilities will be sealed/paved. The Australian/New Zealand Standard for "Parking Facilities – Part 6: Off-street parking for people with disabilities" (AS/NZS 2890.6:2022) identifies requirements in respect to the surfacing of such areas. I am of the opinion that these spaces should not remain unsealed/informal to ensure conformance with the Australian Standards and achieve safe and dignified access for such users;
- there appears to be no allowance for formalisation of a path between the parking spaces for use by persons with disabilities and the Tree Climb facility. I recommend that consideration be given to the implementation of such a connection during detailed design (i.e. in line with the relevant Australian Standards and Building Code);
- the proposed bus indent is located on the opposite side of the circulation road to the Tree Climb facility. This presents a risk for pedestrian-vehicle conflict when crossing the road (i.e. alighting from a bus and walking in front or behind it with restricted sight distance for an oncoming driver). I also note that the position of the bus bay would result in the restriction of sight distances (when a bus is present) for eastbound drivers approaching the adjacent bend in the circulation road. I recommend that consideration be given to relocation of the proposed indent to the northern side of the circulation road. This could be addressed during detailed design (noting that it could be 'swapped' with a portion of informal parking such that there is no loss of parking spaces);
- there are a number of Zebra Crossings currently installed along the internal circulation road. These do not conform with the current requirements for such facilities (i.e. the DIT Code of Technical Requirements and Australian Standards). Given the increased pedestrian and vehicle activity in this area, I recommend that the



existing Zebra Crossings be upgraded to conform with current requirements. This should include consideration of any parking restrictions adjacent to the crossings to ensure adequate sight distance provisions between drivers and pedestrians;

- the Tonkin assessment notes the internal circulation road has a sealed width of approximately 4.0 to 5.0 m. Such a width is below the desirable level for safe accommodation of two-way flow (the relevant Australian Standard seeks a minimum width of 5.5 m) and also below the width for a parking aisle (the relevant Australian Standard seeks a minimum width of 5.8 m). The ETA assessment is largely silent on this aspect of the internal access road (and parking arrangement). It is recommended that consideration be given to providing a conforming carriageway width during detailed design; and
- no turn (swept) paths for have been provided for key vehicle paths. Based on a high level review of the figures provided, it is possible that additional trafficable area may be required at the intersection of Riversdale Drive/ Wildwood Drive/Malinya Drive to appropriately accommodate 12.5 m buses. Confirmation that vehicle turn paths can be adequately accommodated at this intersection and at the Reserve access on Riversdale Drive should be provided during detailed design.

While I have noted a number of design matters which I consider warrant further review, I am of the opinion that these can easily be addressed during detailed design. Importantly, I do not consider that the above recommendations would notably impact the ability to achieve sufficient parking provision within the site nor the ability of to safely accommodate the additional traffic volumes. The above matters could be addressed by way of appropriate conditions of development consent (such as requiring access, parking and traffic control provisions conform with the relevant Australian Standards and the provision of vehicle turn paths for key movements by the design vehicles).

PARKING ASSESSMENT

The ETA letter provides a detailed review of the anticipated parking demand associated with the proposal. I consider the methodology adopted by ETA to be sound and note it also includes a level of conservatism. The ETA assessment has identified that there will be sufficient parking provision within the Reserve to accommodate peak parking demands of both the Tree Climb facility as well as other uses of the Reserve (with additional capacity remaining). I concur with ETA's findings in respect to the parking assessment for the proposal.

TRAFFIC IMPACT ASSESSMENT

The ETA assessment has forecast a peak hour generation of 48 trips for the Tree Climb facility (in comparison to the higher forecast of 72 trips identified by Tonkin). I concur with the ETA forecast and note that such a volume is similar to that identified for the Adelaide Parklands facility (reviewed as part of my involvement in the Kuitpo application). I concur



with the ETA that the peak hour volumes will be adequately accommodated (noting the upgrades works proposed).

However, in reference to the daily traffic volumes, I am of the opinion that lower volumes will be generated than assessed by ETA. Specifically, ETA has assumed a 'typical' rate of the peak hour equating to 10% of the daily volumes. However, while this rate is typical of residential uses, it does not necessarily apply to non-residential uses.

Based on the information I previously reviewed for the Kuitpo application (though based on the Adeliade Parklands facility), I consider the daily traffic volumes (on weekends) would be closer to 15% to 17%. This would suggest that the additional 'development' volumes could more likely be in the order of 300 to 330 daily trips (approximately 170 to 200 trips less than the ETA assessment). I also note that weekday volumes would be much lower and the resultant Average Annual Daily Traffic (AADT) volume would be in the order of 200 daily additional movements or less.

Nevertheless, it is noted that the ETA assessment identified that there would be no change in the nature or function of adjacent roads as a result of the proposal. Noting that I consider lower daily volumes may be generated, I concur with ETA findings that the volumes will be adequately accommodated on the adjacent roads.

SUMMARY

Having reviewed the ETA assessment of the proposed Tree Climb facility at Harry Bowey Reserve, I concur that:

- sufficient parking will be provided to accommodate peak demands associated with the proposal as well as existing uses within the Reserve; and
- the additional volumes will be adequately accommodated on the adjacent roads in line with the existing hierarchical classifications of these roads (and also note that I consider daily volumes may be lower than forecast by ETA).

I do note, however, that there are a number of design matters which require further review to ensure safe and convenient access provisions are achieved within the site. The design recommendations would desirably be considered further as part of detailed design and I note that implementation of my recommendations would not, in my view, impact the ability to accommodate the parking demands nor traffic volumes. Overall, subject to the design matters being addressed in detailed design, I consider that the proposal is supportable from a traffic and parking perspective.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.



Yours sincerely,

A handwritten signature in blue ink, appearing to read "Ben Wilson".

BEN WILSON
Managing Director | CIRQA Pty Ltd

Appendix 5

Peer Review of Arborist Assessments



27 March 2024

Chris Carrey
Team Leader Planning
City of Salisbury
34 Church Street
Salisbury SA 5108
Project Green ref: S 40705

DA Review Harry Bowey Reserve (DA23003207)

Introduction

Project Green was requested by the City of Salisbury to review an application for a proposed Tree Climb facility at Harry Bowey Reserve, Riverdale Drive, Salisbury Park (DA 23003207). In particular Project Green was requested to undertake a peer review of a report by the clients arborist. As Council is the land owner it is important that the applicant's arborists report is appropriately reviewed. Council advised that a brief desktop review only is required, to confirm the reliability of the Arborman advice provided. The following documents and information were referred to in this assessment.

- *DA drawings by Aspex Rev D dated 19/03/24*
- *Arboricultural Impact Assessment and Development Impact Report by Arborman Tree Solutions dated 6 March 2024.*
- *Tree Risk Assessment and Management Report by Arborman Tree Solutions dated 9 March 2024.*

Limitations

This is a desktop review only. No site visit, tree assessments or trunk measurements were undertaken. Project Green has relied on the measurements and observations in the applicant's accredited arborists report, which are assumed to be reliable.

Proposed development

The drawings provided indicate the following.

- Eco-hut building using *Surefoot* isolated pier footings (footing locations not specified).
- Paving works (paving type not specified). Finished paving levels shown as 98.98 indicating paving to be generally installed above grade.
- Tree climb platform/stairs (footing design not specified).

Arborman methodology

The following methodology was adopted in the Arborman report. This is in accordance with AS4970-2009 and is considered to be an acceptable methodology.

- *Assessment of the general condition and structure of the subject trees.*
- *Identification of the legislative status of trees on site as defined in the Planning, Development and Infrastructure Act 2016 (PDI Act 2016), the Native Vegetation Act 1991.*
- *Identify and define the Tree Protection Zone and Structural Root Zone for each tree.*

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- Identify potential impacts the development may have on tree health and/or stability.
- Recommend impact mitigation strategies in accordance with AS4970-2009 for trees to be retained.
- Provide information in relation to the management of trees.

Arborman impact assessment methodology

Arborman assessed potential tree impacts in the following categories. It is noted that these levels of impact do not correlate directly with the minor/major encroachments specified in AS4970, but include other mitigating factors such as tree tolerance and the adoption of 'tree sensitive' construction methodologies.

- *No Impact - no encroachment into the TPZ has been identified.*
- *Low 10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.*
- *High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree, however it is unlikely to impact on its short-term stability.*
- *Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.*

Arborman discusses the relevant factors specified in AS4970-2009 section 3.3.4 when assessing development impacts.

- 3.3.4 (d), 'Age, vigour and size of the tree'. *The trees are mature and display good health and vitality, indicating they can tolerate the proposed level of encroachment without noticeable impacts.*
- 3.3.4 (h), 'Design factors'. *Although it is unlikely that any roots will be encountered during the redevelopment phase, low impact methodologies and materials have been recommended to ensure these trees are not impacted by the proposal. The design incorporates the Surefoot support system which requires no excavation and minimises impact on the root system; effectively this is a pier and beam type system without the need to dig for the piers.*

It is noted that reference was not specifically made to section 3.3.4 (c) 'Tree species and tolerance to root disturbance'. It is generally recognised that *Eucalyptus camaldulensis* is considered to have a high tolerance of development activities, while *Eucalyptus leucoxylon*, *Pinus halepensis* and *Casuarina cunninghamiana* are considered to have a moderate tolerance only.

Arborman impact assessment.

Arborman assessed the following impacts on the trees. It is noted that a number of trees with major encroachments have been given a low impact rating, however achieving this low impact rating will depend on the successful implementation of appropriate tree sensitive construction methods. Isolated pier construction is specified, however consideration should also be given to the use of permeable or open jointed paving to be installed without lowering of grade, to maintain soil infiltration and oxygenation.



The following levels of impact were assessed by Arborman.

Table 4 - Development Impact

Impact	Number of Trees	Tree Numbers
Conflicted	2	103 and 105
Low	14	101, 102, 104, 106-112, 123 and 214-216
No Impact	4	121, 127, 210 and 217

Following a review of the tree data and drawings provided, the following comments are provided in relation to the Arborman assessment.

- Trees **103 and 105** are not viable in the current design and require removal.
- There is no known encroachment for trees **121, 127, 210 and 217**.
- There is a minor paving encroachment for trees **214, 215 and 216** and works outside SRZ. Tree sensitive construction is not required.
- For trees **107-112 and 123** there is an encroachment is by the proposed platform structure with post supports only, therefore impacts will be minimal, however a construction methodology for the post supports needs to be provided.
- For trees **101 and 102** there is a major paving encroachment (>10%) but works are outside the SRZ. Tree sensitive construction is recommended (i.e. permeable paving installed without lowering of grade).
- For trees **104 and 106** there is a major building/paving encroachment (>10%). There are also works within the SRZ with the potential to impact on tree stability if large structural roots are damaged. Appropriate construction methodologies need to be adopted and arborists supervision specified to minimize any such impacts within the SRZ of a tree.

Arborman recommendations

The Arborman report recommends minimum tree protection measures only as follows.

1. *Ensure all work requirements/activities in the vicinity of these trees are discussed and designed in consultation with the Project Arborist, i.e. no machinery operation in the vicinity of the trees without a Tree Protection Plan.*
2. *A Tree Protection Zone fence is to be erected to ensure access to the root zone is restricted. The fence is to be installed prior to the commencement of all other site works including demolition.*
3. *If machinery access is required within the TPZ, ground protection is to be installed in consultation with the Project Arborist to ensure tree roots are not damaged.*

A more detailed and site-specific Tree Protection Plan is required before final approval. This should include.

- Site specific TPZ fencing or other tree protection measures during the works on the site (considering that multiple trees require protection).
- Installation methodology for the proposed footings.
- Paving specifications and installation methodology.
- Other tree protection considerations as per AS4970.

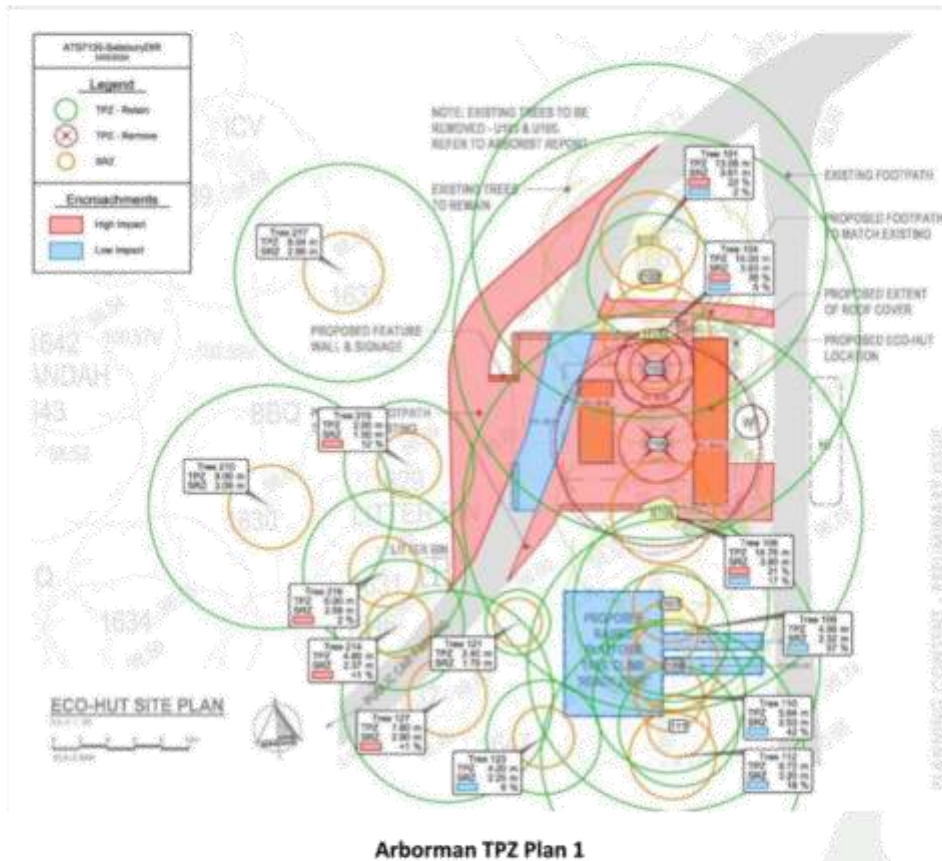


It is also noted that the Arborman report is based on the planning design drawings only. Civil drawings need to be assessed by the applicant’s arborist when available. These drawings should show any proposed earthworks, finished site levels, paving details, footing details and the location of any trenching for underground services.

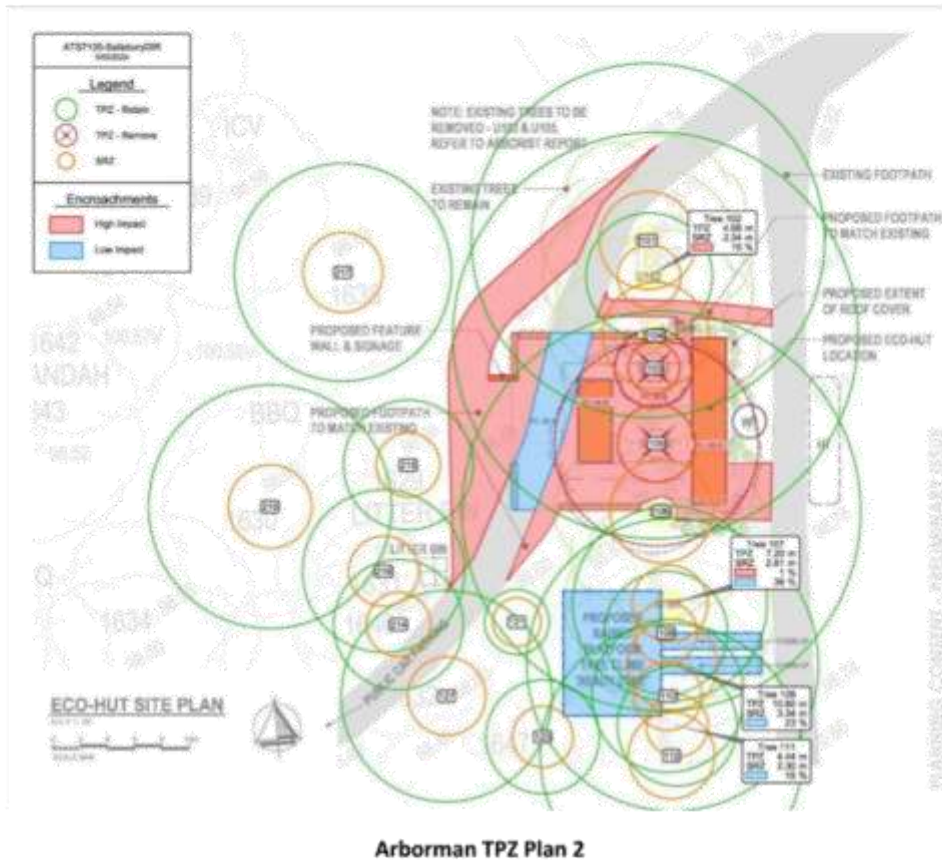
Conclusions

Based on this desktop assessment the following conclusions are made.

- Arborman are accredited arborists and their methodology is generally considered to be appropriate and acceptable.
- It is noted however that the successful implementation of tree sensitive construction methods will be required for a number of trees to achieve their specified low impact rating.
- Before final approval is given it will be necessary for the project arborist to:
 - Review civil drawings and specifications for the building and paving works.
 - Provide a site-specific tree protection plan in accordance with AS4970.



Item 8.1.1 - Attachment 5 - Peer Review of Arborist Assessments



Item 8.1.1 - Attachment 5 - Peer Review of Arborist Assessments



Appendix 6

Extract of Planning and Design Code

LOT 75 GODDARD DR SALISBURY PARK SA 5109

Address:

Click to view a detailed interactive [map](#) in SAILIS

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



Property Zoning Details

Zone	General Neighbourhood Open Space
Overlay	Airport Building Heights (Regulated) (All structures over 15 metres) Affordable Housing Building Near Airfields Defence Aviation Area (All structures over 90 metres) Hazards (Flooding) Hazards (Flooding - General) Prescribed Watercourses Prescribed Wells Area Regulated and Significant Tree Stormwater Management Urban Tree Canopy Water Resources
Local Variation (TNV)	Concept Plan (Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints)

Development Pathways

• General Neighbourhood

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Air handling unit, air conditioning system or exhaust fan
- Building work on railway land
- Carport
- Internal building work
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Verandah
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

- Carport
- Temporary accommodation in an area affected by bushfire
- Verandah

3. Code Assessed - Performance Assessed

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

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

- Ancillary accommodation
- Carport
- Demolition
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies
 - or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
- Fence
- Group dwelling
- Land division
- Outbuilding
- Residential flat building
- Retaining wall
- Row dwelling
- Semi-detached dwelling
- Tree-damaging activity
- Verandah

4. Impact Assessed - Restricted

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

- Open Space

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Building work on railway land
- Internal building work
- Partial demolition of a building or structure
- Private bushfire shelter
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Verandah
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

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

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

- Advertisement
- Demolition
- Outbuilding
- Retaining wall
- Shop
- Tree-damaging activity
- Verandah

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Educational establishment (f) Office (g) Place of Worship (h) Pre-school (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Shop (m) Student accommodation (n) Supported accommodation
<p>PO 1.2</p> <p>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational establishments, community centres, places of worship, pre-schools, and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p>DTS/DPF 1.4</p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023																		
	<ul style="list-style-type: none"> (i) does not exceed 50m² gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage <p>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:</p> <ul style="list-style-type: none"> (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes <p>(c) is located more than 500m from an Activity Centre and satisfies one of the following:</p> <ul style="list-style-type: none"> (i) does not exceed 100m² gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road (ii) does not exceed 200m² gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road <p>(d) the development site abuts an Activity Centre and all the following are satisfied:</p> <ul style="list-style-type: none"> (i) it does not exceed 200m² gross leasable floor area (individually or combined, in a single building) (ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: <ul style="list-style-type: none"> A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m². 																		
<p>PO 1.5</p> <p>Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p>	<p>DTS/DFP 1.5</p> <p>Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:</p> <ul style="list-style-type: none"> (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. 																		
Site Dimensions and Land Division																			
<p>PO 2.1</p> <p>Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.</p>	<p>DTS/DFP 2.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <table border="1" data-bbox="823 1491 1394 1823"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum site/allotment area per dwelling</th> <th>Minimum site/allotment frontage</th> </tr> </thead> <tbody> <tr> <td>Detached dwelling (not in a terrace arrangement)</td> <td>300m² (exclusive of any battle-axe allotment 'handle')</td> <td>9m where not on a battle-axe site 5m where on a battle-axe site</td> </tr> <tr> <td>Semi-detached dwelling</td> <td>300m²</td> <td>9m</td> </tr> <tr> <td>Row dwelling (or detached dwelling in a terrace arrangement)</td> <td>250m²</td> <td>7m (averaged)</td> </tr> <tr> <td>Group dwelling</td> <td>300m² (average, including common areas)</td> <td>15m (total)</td> </tr> <tr> <td>Dwelling within a residential flat building</td> <td>300m² (average, including common areas)</td> <td>15m (total)</td> </tr> </tbody> </table>	Dwelling Type	Minimum site/allotment area per dwelling	Minimum site/allotment frontage	Detached dwelling (not in a terrace arrangement)	300m ² (exclusive of any battle-axe allotment 'handle')	9m where not on a battle-axe site 5m where on a battle-axe site	Semi-detached dwelling	300m ²	9m	Row dwelling (or detached dwelling in a terrace arrangement)	250m ²	7m (averaged)	Group dwelling	300m ² (average, including common areas)	15m (total)	Dwelling within a residential flat building	300m ² (average, including common areas)	15m (total)
Dwelling Type	Minimum site/allotment area per dwelling	Minimum site/allotment frontage																	
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Group dwelling	300m ² (average, including common areas)	15m (total)																	
Dwelling within a residential flat building	300m ² (average, including common areas)	15m (total)																	

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<p>PO 2.2</p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <ul style="list-style-type: none"> (a) the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1 (b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene: <ul style="list-style-type: none"> (i) Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. 	
<p>PO 2.3</p> <p>Land division results in sites that are accessible and suitable for their intended purpose.</p>	<p>DTS/DPF 2.3</p> <p>Division of land satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an existing development authorisation under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments (c) satisfies all of the following: <ul style="list-style-type: none"> (i) No more than 5 additional allotments are created (ii) Each proposed allotment has a minimum site area of 300m² and frontage of 9m (iii) Each proposed allotment has a slope less than 12.5% (1-in-8) (iv) There are no regulated trees on or within 20m of the subject land, with the distance measured from the base of the trunk of the tree (or the nearest trunk of the tree) to the subject land (v) The division does not involve creation of a public road (vi) Vehicle access from a public road can be provided to all proposed allotments which satisfies Design in Urban Areas DTS/DPF 23.3, 23.4 and 23.6, and would be located wholly on one side of the allotment, or located no more than 1m from the side boundary alignment (vii) No allotments are in a battle-axe configuration and (viii) Each proposed allotment is of a size and dimension capable of containing a rectangle 9m in width and 15m in depth. 	
Site Coverage		
<p>PO 3.1</p> <p>Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>The development does not result in site coverage exceeding 60%.</p>	
Building Height		
<p>PO 4.1</p> <p>Buildings contribute to a low-rise suburban character.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) no greater than:</p> <ul style="list-style-type: none"> (a) 2 building levels and 9m and (b) wall height that is no greater than 7m except in the case of a gable end. 	
Primary Street Setback		
<p>PO 5.1</p> <p>Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.</p>	<p>DTS/DPF 5.1</p> <p>The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> (a) no more than 1m in front of the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) 	

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
		(b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), no more than 1m in front of the setback to the building line of that building or (c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.	
Secondary Street Setback			
PO 6.1 Buildings are set back from secondary street boundaries to achieve separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 6.1 Building walls are set back from the boundary of the allotment with a secondary street frontage: (a) at least 900mm or (b) if a dwelling on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that dwelling from the boundary with the secondary street.		
Boundary Walls			
PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3m in height from the top of footings (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.		
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 7.2 Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.		
Side boundary setback			
PO 8.1 Building walls are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character and (b) access to natural light and ventilation for neighbours.	DTS/DPF 8.1 Other than walls located on a side boundary, building walls are set back from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m and (c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.		
Rear boundary setback			
PO 9.1 Dwelling walls are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Dwelling walls are set back from the rear boundary at least: (a) if the size of the site is less than 301m ² — (i) 3m in relation to the ground floor of the dwelling (ii) 5m in relation to any other building level of the dwelling (b) if the size of the site is 301m ² or more— (i) 4m in relation to the ground floor of the dwelling (ii) 6m in relation to any other building level of the dwelling.		

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023					
Concept Plans						
<p>PO 10.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 10.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: center;">Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 10.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 10.1 is met. 	Description	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints			
Description						
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints						
Ancillary Buildings and Structures						
<p>PO 11.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 11.1 Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) have a door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (l) a total area as determined by the following table: <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="text-align: center;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td style="height: 20px;"> </td> </tr> </tbody> </table>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site			
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site					

Item 8.1.1 - Attachment 6 - Extract of Planning and Design Code

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		<150	10%
		150-200	15%
		201-450	20%
		>450	25%
	(ii) the amount of existing soft landscaping prior to the development occurring.		
PD 11.2 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 11.2 Ancillary buildings and structures do not result in:	(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space	(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Advertisements			
PD 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m ² and mounted flush with a wall or fence.		

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck	Except development that: 1. does not satisfy General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:

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<ul style="list-style-type: none"> (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) retaining wall (n) retirement facility (o) shade sail (p) solar photovoltaic panels (roof mounted) (q) student accommodation (r) supported accommodation (s) swimming pool or spa pool (t) verandah (u) water tank. 	<ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ol style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity. 	<p>None specified.</p>
<p>6. Alteration of or addition to any development involving the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) community facility (b) educational establishment (c) pre-school. 	<p>Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.</p>
<p>7. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>Placement of Notices - Exemptions for Performance Assessed Development</p>	
<p>None specified.</p>	
<p>Placement of Notices - Exemptions for Restricted Development</p>	

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
None specified.	

Open Space Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023			
PO 3.1 Land division supports the provision of public open space.	DTS/DPF 3.1 Land division is for the purposes of: (a) the creation of a public road or a public reserve or (b) a minor adjustment of allotment boundaries to: (i) remove an anomaly in existing boundaries with respect to the location of existing buildings or structures or (ii) result in the preservation of existing stands of native vegetation, habitat or biodiversity				
Concept Plans					
PO 4.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 4.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table border="1" style="width: 100%;"><thead><tr><th>Description</th></tr></thead><tbody><tr><td>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td></tr></tbody></table> In relation to DTS/DPF 4.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.	Description	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints		
Description					
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints					

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building work on railway land (d) fence (e) internal building works (f) land division (g) open space (h) playground (i) protective tree netting structure (j) recreation area (k) replacement building	None specified.

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(l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.		
3. Any development involving any of the following (or of any combination of any of the following): (a) outdoor sports courts (b) sporting ovals and fields		Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Demolition.		Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
5. Office.		Except office that does not satisfy Open Space Zone DTS/DPF 1.4.
6. Outbuilding.		Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.
7. Shop.		Except shop that does not satisfy Open Space Zone DTS/DPF 1.3.
Placement of Notices - Exemptions for Performance Assessed Development		
None specified.		
Placement of Notices - Exemptions for Restricted Development		
None specified.		

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land Division			
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.		
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.		
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.		
Built Form and Character			
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.		
Affordable Housing Incentives			
PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.	DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.		
PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the: (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone and up to 30% in any other zone, except where: (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.		

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
Movement and Car Parking	
<p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <p>(a) 0.3 carpark per dwelling within a building which incorporates dwellings located above ground level within either:</p> <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. <p>or</p> <p>(b) 1 carpark per dwelling for any other dwelling.</p> <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p>

Procedural Matters (PM) - Referrals

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

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

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

Item 8.1.1 - Attachment 6 - Extract of Planning and Design Code

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

Procedural Matters (PM) - Referrals

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

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

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.	DTS/DPF 1.1 Development: (a) primarily or wholly for residential purposes

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

Procedural Matters (PM) - Referrals

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

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Building height does not pose a hazard to the operations of Defence Aviation Areas.		Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> .	
PO 1.2		DTS/DPF 1.2	
Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas.		Development does not include exhaust stacks.	

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.	DTS/DPF 1.1 None are applicable.
Land Use	
PO 2.1 Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood prone areas to enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 2.2 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay area.
Flood Resilience	
PO 3.1 Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.

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PO 3.2 Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	DTS/DPF 3.2 None are applicable.	
PO 3.3 Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	DTS/DPF 3.3 None are applicable.	
PO 3.4 Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.	DTS/DPF 3.4 Other than a recreation area, development is located outside of the 5% AEP principal flow path.	
PO 3.5 Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	DTS/DPF 3.5 Buildings comprise one of the following: (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.	
PO 3.6 Fences do not unreasonably impede floodwaters.	DTS/DPF 3.6 A post and wire fence (other than a chain mesh fence).	
Environmental Protection		
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 hazardous 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 erosion or siltation or lead to the destruction of vegetation during a flood.	DTS/DPF 4.2 None are applicable.	
Site Earthworks		
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 Driveways, 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 300mm above existing ground level (b) is no more than 5m wide.	
Access		
PO 6.1 Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency services vehicles or essential utility service 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	DTS/DPF 6.2 None are applicable.	

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of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event.	

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 1.1 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory
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Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
			Reference
None	None	None	None

Prescribed Watercourses Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular development involving any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on prescribed watercourses.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.
<p>PO 1.2</p> <p>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing in a prescribed watercourse is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a prescribed watercourse.	Relevant authority under the <i>Landscape South Australia Act 2019</i> 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	Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and

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Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
		equivalent.	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 <i>Landscape South Australia Act 2019</i> :	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i> .	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 Item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
(a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry.			
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i> .			

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023		
<p>Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. 	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>	<p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i>.</p>			

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
<p>PO 1.1</p> <p>Regulated trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>

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<p>(a) and (b):</p> <p>(a) tree damaging activity is only undertaken to:</p> <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <ul style="list-style-type: none"> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>			
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. 	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>		
Ground work affecting trees			
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>		
Land Division			
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division. 		

Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature												
<p>PO 1.1</p> <p>Residential development is designed to capture and re-use stormwater to:</p> <ul style="list-style-type: none"> (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality. 	<p>DTS/DPF 1.1</p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ul style="list-style-type: none"> (a) includes rainwater tank storage: <ul style="list-style-type: none"> (i) connected to at least: <ul style="list-style-type: none"> A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m² (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area <p>Table 1: Rainwater Tank</p> <table border="1"> <thead> <tr> <th>Site size (m²)</th> <th>Minimum retention volume (Litres)</th> <th>Minimum detention volume (Litres)</th> </tr> </thead> <tbody> <tr> <td><200</td> <td>1000</td> <td>1000</td> </tr> <tr> <td>200-400</td> <td>2000</td> <td>Site perviousness <30%: 1000 Site perviousness ≥30%: N/A</td> </tr> <tr> <td>>401</td> <td>4000</td> <td>Site perviousness <35%: 1000 Site perviousness ≥35%: N/A</td> </tr> </tbody> </table>	Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)	<200	1000	1000	200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A	>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A
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Procedural Matters (PM) - Referrals

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

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature																												
<p>PO 1.1</p> <p>Trees are planted or retained to contribute to an urban tree canopy.</p>	<p>DTS/DPF 1.1</p> <p>Tree planting is provided in accordance with the following:</p> <table border="1"> <thead> <tr> <th>Site size per dwelling (m²)</th> <th>Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td><450</td> <td>1 small tree</td> </tr> <tr> <td>450-800</td> <td>1 medium tree or 2 small trees</td> </tr> <tr> <td>>800</td> <td>1 large tree or 2 medium trees or 4 small trees</td> </tr> </tbody> </table> <p>*refer Table 1 Tree Size</p> <table border="1"> <thead> <tr> <th colspan="4">Table 1 Tree Size</th> </tr> <tr> <th>Tree size</th> <th>Mature height (minimum)</th> <th>Mature spread (minimum)</th> <th>Soil area around tree within development site (minimum)</th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>4 m</td> <td>2m</td> <td>10m² and min. dimension of 1.5m</td> </tr> <tr> <td>Medium</td> <td>6 m</td> <td>4 m</td> <td>30m² and min. dimension of 2m</td> </tr> <tr> <td>Large</td> <td>12 m</td> <td>8m</td> <td>60m² and min. dimension of 4m</td> </tr> </tbody> </table> <p>The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.</p>	Site size per dwelling (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees	Table 1 Tree Size				Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)	Small	4 m	2m	10m ² and min. dimension of 1.5m	Medium	6 m	4 m	30m ² and min. dimension of 2m	Large	12 m	8m	60m ² and min. dimension of 4m
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Table 2 Tree Discounts			
Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)
<p>Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.</p>			

Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
None	None	None	None

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure

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		(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building	
		(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.	
PO 1.2	Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2	Where development comprises an advertising hoarding, the supporting structure is: <ul style="list-style-type: none"> (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3	Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3	Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4	Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4	Advertisements on public land that meet at least one of the following: <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5	Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5	None are applicable.
<i>Proliferation of Advertisements</i>			
PO 2.1	Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1	No more than one freestanding advertisement is displayed per occupancy.
PO 2.2	Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2	Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3	Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3	Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
<i>Advertising Content</i>			
PO 3.1	Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1	Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
<i>Amenity Impacts</i>			
PO 4.1	Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1	Advertisements do not incorporate any illumination.
<i>Safety</i>			
PO 5.1	Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and	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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convenient pedestrian access.			
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.		
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram		
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.		
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.		
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).		

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.

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

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 None are applicable.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 None are applicable.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise	DTS/DPF 2.8 None are applicable.

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environmental and amenity impacts.			
PO 2.9		DTS/DPF 2.9	
Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.		None are applicable.	
PO 2.10		DTS/DPF 2.10	
Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i> .		Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i> .	
PO 2.11		DTS/DPF 2.11	
Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:		None are applicable.	
(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape			
(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable			
(c) incorporating appropriate waste treatment and disposal.			
Navigation and Safety			
PO 3.1		DTS/DPF 3.1	
Marine aquaculture sites are suitably marked to maintain navigational safety.		None are applicable.	
PO 3.2		DTS/DPF 3.2	
Marine aquaculture is sited to provide adequate separation between farms for safe navigation.		None are applicable.	
Environmental Management			
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	
Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.		None are applicable.	

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.
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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
<i>Odour and Noise</i>	
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.
<i>Water Quality</i>	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
<i>Wastewater Irrigation</i>	
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.

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PO 3.2	Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2	Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3	Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3	None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature	
Siting and Design			
PO 1.1	Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1	Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping			

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PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.		
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.		
Access and Parking			
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.		
Slipways, Wharves and Pontoons			
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.		

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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Development is designed to differentiate public, communal and private areas.		None are applicable.	
PO 2.3	Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3	None are applicable.
PO 2.4	Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4	None are applicable.
PO 2.5	Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5	None are applicable.
Landscaping			
PO 3.1	Soft landscaping and tree planting is incorporated to: <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. 	DTS/DPF 3.1	None are applicable.
PO 3.2	Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2	None are applicable.
Environmental Performance			
PO 4.1	Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1	None are applicable.
PO 4.2	Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2	None are applicable.
PO 4.3	Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3	None are applicable.
Water Sensitive Design			
PO 5.1	Development is sited and designed to maintain natural hydrological systems without negatively impacting: <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. 	DTS/DPF 5.1	None are applicable.
On-site Waste Treatment Systems			
PO 6.1	Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1	Effluent disposal drainage areas do not: <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space

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

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(a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.		
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4	None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5	None are applicable.
Fences and Walls		
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1	None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2	A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)		
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1	Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2	One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development		
Front elevations and passive surveillance		
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1	Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street.

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PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.						
Outlook and amenity							
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.						
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.						
Ancillary Development							
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m ² (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table:	<table border="1"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> </tbody> </table>		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%
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<150	10%						

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023							
		<table border="1"> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </table>	150-200	15%	201-450	20%	>450	25%	
150-200	15%								
201-450	20%								
>450	25%								
		(ii) the amount of existing soft landscaping prior to the development occurring.							
PO 13.2	Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in:	(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.						
PO 13.3	Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:	(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.						
Garage appearance									
PO 14.1	Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carports facing a street:	(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.						
Massing									
PO 15.1	The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable							
Dwelling additions									
PO 16.1	Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions:	(a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless:						

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			<ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level <p>(vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:</p> <ul style="list-style-type: none"> A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space			
PO 17.1	Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1	Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design			
PO 18.1	Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1	Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2	Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2	Development creating a common driveway / access that services 5 or more dwellings: <ul style="list-style-type: none"> (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability			
PO 19.1	Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1	Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2	Uncovered parking spaces are of a size and dimensions to be functional,	DTS/DPF 19.2	Uncovered car parking spaces have:

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accessible and convenient.		(a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m	
PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.	DTS/DPF 19.3	Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.	
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.	
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5	Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site	
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6	Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.	
Waste storage			
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1	None are applicable.	
Design of Transportable Dwellings			
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1	Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.	

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Group dwelling, residential flat buildings and battle-axe development													
Amenity													
PO 22.1	Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1	Dwellings have a minimum internal floor area in accordance with the following table:										
			<table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
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PO 22.2	The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2	None are applicable.										
PO 22.3	Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3	None are applicable.										
PO 22.4	Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4	Dwelling sites/allotments are not in the form of a battle-axe arrangement.										
Communal Open Space													
PO 23.1	Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1	None are applicable.										
PO 23.2	Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2	Communal open space incorporates a minimum dimension of 5 metres.										
PO 23.3	Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	DTS/DPF 23.3	None are applicable.										
PO 23.4	Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4	None are applicable.										
PO 23.5	Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 	DTS/DPF 23.5	None are applicable.										
Car parking, access and manoeuvrability													
PO 24.1		DTS/DPF 24.1											

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Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3	DTS/DPF 26.3

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Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.		None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5	None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6	None are applicable.
Supported accommodation and retirement facilities		
Siting and Configuration		
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1	None are applicable.
Movement and Access		
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1	None are applicable.
Communal Open Space		
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1	None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2	None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3	Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4	None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5	None are applicable.

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PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.	
Site Facilities / Waste Storage		
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.	
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.	
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.	
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.	
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.	
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.	
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.	
All non-residential development		
Water Sensitive Design		
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.	
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.	
Wash-down and Waste Loading and Unloading		
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either:	DTS/DPF 32.1 None are applicable.	

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<ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	

Table 1 - Private Open Space

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	

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External Appearance		
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.	
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.	
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.	
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.	
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.	
Safety		
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.	
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.	
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.	
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.	
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.	
Landscaping		
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection	DTS/DPF 3.1 None are applicable.	

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(b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.		
Environmental Performance		
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1	None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2	None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3	None are applicable.
Water Sensitive Design		
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1	None are applicable.
On-site Waste Treatment Systems		
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1	Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance		
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1	None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2	None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3	None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade,	DTS/DPF 7.4	Vehicle parking areas that are open to the sky and comprise 10 or more car

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reduce solar heat absorption and reflection.		parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.	
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.		DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.	
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.		DTS/DPF 7.6 None are applicable.	
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.		DTS/DPF 7.7 None are applicable.	
Earthworks and sloping land			
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.		DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.	
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.		DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.	
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.		DTS/DPF 8.3 None are applicable.	
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.		DTS/DPF 8.4 None are applicable.	
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.		DTS/DPF 8.5 None are applicable.	
Fences and walls			
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.		DTS/DPF 9.1 None are applicable.	
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.		DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.	
Overlooking / Visual Privacy (low rise buildings)			

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PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.	
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases	
Site Facilities / Waste Storage (excluding low rise residential development)		
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.	
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.	
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.	
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.	
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.	
All Development - Medium and High Rise		
External Appearance		
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.	
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.	
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.	
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.	

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PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.																		
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.																		
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.																		
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.																		
Landscaping																			
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.																		
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.																		
			<table border="1"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td><300 m²</td> <td>10 m²</td> <td>1.5m</td> <td>1 small tree / 10 m²</td> </tr> <tr> <td>300-1500 m²</td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m²</td> </tr> <tr> <td>>1500 m²</td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m²</td> </tr> </tbody> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²
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			Tree size and site area definitions																

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	Small tree	4-6m mature height and 2-4m canopy spread	
	Medium tree	6-12m mature height and 4-8m canopy spread	
	Large tree	12m mature height and >8m canopy spread	
	Site area	The total area for development site, not average area per dwelling	
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3	None are applicable.	
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4	Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.	
Environmental			
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1	None are applicable.	
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2	None are applicable.	
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3	None are applicable.	
Car Parking			
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1	Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.	
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2	None are applicable.	
Overlooking/Visual Privacy			
PO 16.1	DTS/DPF 16.1		

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Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:	<ul style="list-style-type: none"> (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. 	None are applicable.
All residential development		
Front elevations and passive surveillance		
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street:	<ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.	
Outlook and Amenity		
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.	
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.	
Ancillary Development		
PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings:	<ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary

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	<p>and</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="938 645 1390 958"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
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<p>PO 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
<p>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>										
Residential Development - Low Rise											
External appearance											
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <p>(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening width not exceeding 7m</p> <p>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</p>										

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<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. 										
<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>										
Private Open Space											
<p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>										
<p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p>										
Landscaping											
<p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #2c5e8c; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #2c5e8c; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) at least 30% of any land between the primary street boundary and the primary building line. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
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Car parking, access and manoeuvrability											
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage</p>										

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
	<p>area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2 Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3 Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
<p>PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5 Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p>	<p>DTS/DPF 23.6</p>

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Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:		
	<ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. 		
Waste storage			
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:		
	<ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. 		
Design of Transportable Buildings			
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b):		
	<ul style="list-style-type: none"> (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. 		
Residential Development - Medium and High Rise (including serviced apartments)			
Outlook and Visual Privacy			
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings:		
	<ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage. 		
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.		
Private Open Space			
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.		
Residential amenity in multi-level buildings			
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.		
PO 28.2 Balconies are designed, positioned and integrated into the overall	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements:		

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architectural form and detail of the development to:			
(a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy	(b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	(a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.	
PO 28.3	Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3	Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4	Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4	Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ .
PO 28.5	Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5	Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6	Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6	None are applicable.
PO 28.7	Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7	None are applicable.
Dwelling Configuration			
PO 29.1	Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1	Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m ² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m ² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m ² , and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom.
PO 29.2	Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2	None are applicable.
Common Areas			
PO 30.1	The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1	Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.

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Group Dwellings, Residential Flat Buildings and Battle axe Development													
Amenity													
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:	<table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>		Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	65m ²												
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom												
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.												
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.												
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.												
Communal Open Space													
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.												
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.												
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.												
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.												
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.												
Car parking, access and manoeuvrability													
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:												

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	<ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 33.5</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 33.5</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Soft landscaping	
<p>PO 34.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 34.1</p> <p>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.</p>
<p>PO 34.2</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 34.2</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
<p>PO 35.1</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 35.1</p> <p>None are applicable.</p>
<p>PO 35.2</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 35.2</p> <p>None are applicable.</p>
<p>PO 35.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p> <ul style="list-style-type: none"> (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 	<p>DTS/DPF 35.3</p> <p>None are applicable.</p>

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PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.	
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.	
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.	
Water sensitive urban design		
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.	
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.	
Supported Accommodation and retirement facilities		
Siting, Configuration and Design		
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.	
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.	
Movement and Access		
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.	
Communal Open Space		
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.	
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.	
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.	

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recreation.		
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.	
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.	
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.	
Site Facilities / Waste Storage		
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.	
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.	
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.	
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.	
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.	
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.	
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.	
Student Accommodation		
PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m ³ for every 2 dwellings or students	

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		(iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas	
		(v) bicycle parking at the rate of one space for every 2 students.	
PO 41.2	Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2	None are applicable.
All non-residential development			
Water Sensitive Design			
PO 42.1	Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1	None are applicable.
PO 42.2	Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2	None are applicable.
PO 42.3	Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3	None are applicable.
Wash-down and Waste Loading and Unloading			
PO 43.1	Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	DTS/DPF 43.1	None are applicable.
Laneway Development			
Infrastructure and Access			
PO 44.1	Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. 	DTS/DPF 44.1	Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

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Table 1 - Private Open Space

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

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural	DTS/DPF 1.1 None are applicable.

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landscape.									
PO 1.2	Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2	Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).						
PO 1.3	Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3	Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.						
PO 1.4	Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4	Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .						
Water Protection									
PO 2.1	Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1	None are applicable.						
PO 2.2	Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2	Commercial forestry plantations: <ul style="list-style-type: none"> (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). 						
Fire Management									
PO 3.1	Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1	Commercial forestry plantations provide: <ul style="list-style-type: none"> (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 						
PO 3.2	Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2	Commercial forestry plantation fire management access tracks: <ul style="list-style-type: none"> (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. 						
Power-line Clearances									
PO 4.1	Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1	Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table: <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th>Voltage of transmission line</th> <th>Tower or Pole</th> <th>Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines			
Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines							

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

Housing Renewal

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than	DTS/DPF 2.2 None are applicable.

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where it is a street boundary.			
Primary Street Setback			
PO 3.1	DTS/DPF 3.1	Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback			
PO 4.1	DTS/DPF 4.1	Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls			
PO 5.1	DTS/DPF 5.1	Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2	DTS/DPF 5.2	Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback			
PO 6.1	DTS/DPF 6.1	Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	Other than walls located on a side boundary, buildings are set back from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear Boundary Setback			
PO 7.1	DTS/DPF 7.1	Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design			
PO 8.1	DTS/DPF 8.1	Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:

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		One bedroom dwelling	8m ² / minimum dimension 2.1m										
		Two bedroom dwelling	11m ² / minimum dimension 2.4m										
		Three + bedroom dwelling	15 m ² / minimum dimension 2.6m										
PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.												
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.												
Visual privacy													
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.												
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases												
Landscaping													
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (b) at least 30% of land between the road boundary and the building line.	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	<200	15%	200-450	20%	>450	25%		
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site												
<150	10%												
<200	15%												
200-450	20%												
>450	25%												

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Water Sensitive Design			
PO 13.1	Residential development is designed to capture and use stormwater to:	DTS/DPF 13.1	None are applicable.
	(a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.		
Car Parking			
PO 14.1	On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1	On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2	Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2	Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3	Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3	Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4	Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4	Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5	Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5	Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing			
PO 15.1	Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1	None are applicable.
Waste			
PO 16.1	Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1	A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and

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

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		(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)	
		(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly	
		(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.	
PO 17.6	Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7	Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage			
PO 18.1	Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1	Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ .
Earthworks			
PO 19.1	Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1	The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure			
PO 20.1	Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1	The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i> .
Site contamination			
PO 21.1	Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1	Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:

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	<p>(i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that</p> <ul style="list-style-type: none"> A. <u>site contamination</u> does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) <p>and</p> <p>(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).</p>

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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(e) using existing vegetation to screen buildings		
(f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.		
PO 2.2		DTS/DPF 2.2
Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.		None are applicable.
PO 2.3		DTS/DPF 2.3
Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.		None are applicable.
Rehabilitation		
PO 3.1		DTS/DPF 3.1
Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.		None are applicable.
Hazard Management		
PO 4.1		DTS/DPF 4.1
Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.		None are applicable.
PO 4.2		DTS/DPF 4.2
Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.		None are applicable.
PO 4.3		DTS/DPF 4.3
Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.		None are applicable.
Electricity Infrastructure and Battery Storage Facilities		
PO 5.1		DTS/DPF 5.1
Electricity infrastructure is located to minimise visual impacts through techniques including:		None are applicable.
(a) siting utilities and services:		
(i) on areas already cleared of native vegetation		
(ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity		
(b) grouping utility buildings and structures with non-residential development, where practicable.		
PO 5.2		DTS/DPF 5.2
Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.		None are applicable.
PO 5.3		DTS/DPF 5.3
Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.		None are applicable.
Telecommunication Facilities		

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PO 6.1	The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1	None are applicable.
PO 6.2	Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2	None are applicable.
PO 6.3	Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3	None are applicable.
Renewable Energy Facilities			
PO 7.1	Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1	None are applicable.
Renewable Energy Facilities (Wind Farm)			
PO 8.1	Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1	Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2	The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2	None are applicable.
PO 8.3	Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3	None are applicable.
PO 8.4	Wind turbine generators incorporate recognition systems or physical	DTS/DPF 8.4	No Commonwealth air safety (CASA / ASA) or Defence requirement is

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markers to minimise the risk to aircraft operations.	applicable.					
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.					
Renewable Energy Facilities (Solar Power)						
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.					
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.	DTS/DPF 9.2 None are applicable.					
PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:					
		Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹
		50MW>	80ha+	30m	500m	2km
		10MW<50MW	16ha<80ha	25m	500m	1.5km
		5MW<10MW	8ha to <16ha	20m	500m	1km
		1MW<5MW	1.6ha to <8ha	15m	500m	500m
		100kW<1MW	0.5ha<1.6ha	10m	500m	100m
		<100kW	<0.5ha	5m	500m	25m
		Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.				
PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.					
Hydropower / Pumped Hydropower Facilities						
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.					
PO 10.2	DTS/DPF 10.2					

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Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.		None are applicable.	
PO 10.3	Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3	None are applicable.
Water Supply			
PO 11.1	Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1	Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2	Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2	A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services			
PO 12.1	Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	DTS/DPF 12.1	Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2	Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2	Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
Temporary Facilities			
PO 13.1	In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1	A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2	Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2	None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Intensive animal husbandry operations are appropriately set back from:		(a)	800m or more from a public water supply reservoir
(a)	public water supply reservoirs	(b)	200m or more from a major watercourse (third order or higher stream)
(b)	major watercourses (third order or higher stream)	(c)	100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
(c)	any other watercourse, bore or well used for domestic or stock water supplies.		
PO 3.2	Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:	DTS/DPF 3.2	None are applicable.
(a)	have sufficient capacity to hold effluent and runoff from the operations on site		
(b)	ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.		

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature						
General Land Use Compatibility							
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.						
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.						
Hours of Operation							
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.	DTS/DPF 2.1 Development operating within the following hours: <table border="1" style="width: 100%;"> <thead> <tr> <th>Class of Development</th> <th>Hours of operation</th> </tr> </thead> <tbody> <tr> <td>Consulting room</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td>Office</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
Class of Development	Hours of operation						
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday						
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday						

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		Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Overshadowing			
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1	North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.	
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2	Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m ² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.	
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3	None are applicable.	
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4	None are applicable.	
Activities Generating Noise or Vibration			
PD 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.	
PD 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers	DTS/DPF 4.2	None are applicable.	

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023					
(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers							
(c) housing plant and equipment within an enclosed structure or acoustic enclosure							
(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.							
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3	The pump and/or filtration system ancillary to a dwelling erected on the same site is:					
		(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or					
		(b) located at least 12m from the nearest habitable room located on an adjoining allotment.					
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4	Adjacent land is used for residential purposes.					
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5	None are applicable.					
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6	Development incorporating music includes noise attenuation measures that will achieve the following noise levels:					
			<table border="1"> <thead> <tr> <th>Assessment location</th> <th>Music noise level</th> </tr> </thead> <tbody> <tr> <td>Externally at the nearest existing or envisaged noise sensitive location</td> <td>Less than 8dB above the level of background noise (L_{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Assessment location	Music noise level						
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)						
Air Quality							
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1	None are applicable.					
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:	DTS/DPF 5.2	None are applicable.					
(a) incorporating appropriate treatment technology before exhaust emissions are released							
(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.							
Light Spill							
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1	None are applicable.					

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

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

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

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

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

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Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.		None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2	None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3	None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4	None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5	None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6	None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7	None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8	None are applicable.
Roads and Access		
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1	None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2	None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3	None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4	None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5	None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6	None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7	None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and	DTS/DPF 3.8	None are applicable.

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023
efficient movement of pedestrian, cycle and vehicular traffic.		
PO 3.9	DTS/DPF 3.9	None are applicable.
Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.		
PO 3.10	DTS/DPF 3.10	None are applicable.
Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.		
PO 3.11	DTS/DPF 3.11	None are applicable.
Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.		
Infrastructure		
PO 4.1	DTS/DPF 4.1	None are applicable.
Land division incorporates public utility services within road reserves or dedicated easements.		
PO 4.2	DTS/DPF 4.2	Each allotment can be connected to: <ul style="list-style-type: none"> (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3	DTS/DPF 4.3	Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4	DTS/DPF 4.4	None are applicable.
Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.		
PO 4.5	DTS/DPF 4.5	None are applicable.
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.		
PO 4.6	DTS/DPF 4.6	None are applicable.
Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.		
Minor Land Division (Under 20 Allotments)		
Open Space		
PO 5.1	DTS/DPF 5.1	None are applicable.
Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.		
Solar Orientation		
PO 6.1	DTS/DPF 6.1	None are applicable.
Land division for residential purposes facilitates solar access through allotment orientation.		
Water Sensitive Design		
PO 7.1	DTS/DPF 7.1	

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023
Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.		None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2	None are applicable.
Battle-Axe Development		
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1	Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2	The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3	Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4	Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)		
Open Space		
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1	None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2	None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3	None are applicable.
Water Sensitive Design		
PO 10.1 Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1	None are applicable.
PO 10.2 Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.2	None are applicable.
PO 10.3	DTS/DPF 10.3	

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.		None are applicable.	
Solar Orientation			
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.		DTS/DPF 11.1	None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Environmental Protection			
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.		

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.

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Usability		
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1	None are applicable.
Safety and Security		
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1	None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2	None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3	None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4	None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5	None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6	None are applicable.
Signage		
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1	None are applicable.
Buildings and Structures		
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1	None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2	None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3	None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4	None are applicable.
Landscaping		
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1	None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks:	DTS/DPF 8.2	None are applicable.

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Policy24		P&D Code (in effect) Version 2023.6 27/04/2023
(a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.		
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3	None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4	None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

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

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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	<ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<i>General</i>	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: <ul style="list-style-type: none"> (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including	DTS/DPF 1.2 None are applicable.

Item 8.1.1 - Attachment 6 - Extract of Planning and Design Code

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any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.		
Caravan and Tourist Parks		
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.	
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.	
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.	
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.	
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.	
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.	
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972		
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.	
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.	
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.	
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: <ul style="list-style-type: none"> (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. 	DTS/DPF 3.4 None are applicable.	

Transport, Access and Parking

Assessment Provisions (AP)

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Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
<p>PO 1.1</p> <p>Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>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.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>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.</p>	<p>DTS/DPF 1.4</p> <p>All vehicle manoeuvring occurs onsite.</p>
Sightlines	
<p>PO 2.1</p> <p>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.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
Vehicle Access	
<p>PO 3.1</p> <p>Safe and convenient access minimises impact or interruption on the operation of public roads.</p>	<p>DTS/DPF 3.1</p> <p>The access is:</p> <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
<p>PO 3.2</p> <p>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.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

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PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no

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parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:		less than the amount calculated using one of the following, whichever is relevant:	
(a) availability of on-street car parking		(a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements	
(b) shared use of other parking areas		(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas	
(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared		(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.	
(d) the adaptive reuse of a State or Local Heritage Place.			
Vehicle Parking Areas			
PO 6.1	Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1	Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2	Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2	None are applicable.
PO 6.3	Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3	None are applicable.
PO 6.4	Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4	None are applicable.
PO 6.5	Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5	None are applicable.
PO 6.6	Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6	Loading areas and designated parking spaces are wholly located within the site.
PO 6.7	On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7	None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles			
PO 7.1	Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1	None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks			
PO 8.1	Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1	None are applicable.
PO 8.2	Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2	None are applicable.
Bicycle Parking in Designated Areas			
PO 9.1	The provision of adequately sized on-site bicycle parking facilities encourages	DTS/DPF 9.1	Areas and / or fixtures are provided for the parking and storage of bicycles at

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cycling as an active transport mode.		a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.	
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2	None are applicable.	
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3	None are applicable.	
Corner Cut-Offs			
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1	Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:	
		<p>The diagram illustrates a corner cut-off area at a road junction. A road reserve of 4.3M is shown on the left side of the road. A dashed line indicates the 'Allotment Boundary' on the right. A shaded triangular area at the corner is labeled 'Corner Cut-Off Area'.</p>	

Table 1 - General Off-Street Car Parking Requirements

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

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

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	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area
Shop (no commercial kitchen)	1 space per 100m ² of outdoor area used for display purposes. 5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.

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

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

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

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

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Class of Development	Car Parking Rate		Designated Areas
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
	Minimum number of spaces	Maximum number of spaces	
<i>Development generally</i>			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
<i>Non-residential development</i>			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone

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Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
			Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

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

Criteria	Exceptions
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <ul style="list-style-type: none"> (a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) is within 400 metres of a bus interchange⁽¹⁾ (c) is within 400 metres of an O-Bahn interchange⁽¹⁾ (d) is within 400 metres of a passenger rail station⁽¹⁾ (e) is within 400 metres of a passenger tram station⁽¹⁾ (f) is within 400 metres of the Adelaide Parklands. 	<ul style="list-style-type: none"> (a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone

[NOTE(5): (1)Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Table 3 - Off-Street Bicycle Parking Requirements

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

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Class of Development	Bicycle Parking Rate		
	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.		
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.		
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.		
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.		
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.		
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.		
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.		
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.		
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.		
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.		
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.		
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.		
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.		
Schedule to Table 3	Designated Area	Relevant part of the State	
		The bicycle parking rate applies to a designated area located in a relevant part of the State described below.	
	All zones	City of Adelaide	
	Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	Metropolitan Adelaide	

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: <ul style="list-style-type: none"> (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. 	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: <ul style="list-style-type: none"> (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage. 	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
PO 3.3	Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3	None are applicable.
PO 3.4	Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4	None are applicable.
Access			
PO 4.1	Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1	None are applicable.
PO 4.2	Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2	None are applicable.
Fencing and Security			
PO 5.1	Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1	Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill			
PO 6.1	Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1	None are applicable.
PO 6.2	Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2	Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3	Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3	None are applicable.
PO 6.4	Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4	Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities			
PO 7.1	Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1	Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2	Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2	None are applicable.
PO 7.3	Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3	Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4	Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4	None are applicable.
PO 7.5	Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5	Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities			

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Policy24		P&D Code (in effect) Version 2023.6 27/04/2023
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.	
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.	

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

Part 12 - Concept Plans

Playford

Concept Plan 81 Edinburgh Defence Airfield Lighting Constraints



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

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

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

Controlled Light Installation Area (5km buffer from runways)
 Maximum intensity of light source measured at 3 degrees above the horizontal

**Concept Plan 81
 EDINBURGH DEFENCE AIRFIELD
 LIGHTING CONSTRAINTS**

Item 8.1.1 - Attachment 6 - Extract of Planning and Design Code

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

LOT 75 GODDARD DR SALISBURY PARK SA 5109

Address:

Click to view a detailed interactive [SAPPA](#) in SAILIS

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



Property Zoning Details

Zone

General Neighbourhood
Open Space

Overlay

Airport Building Heights (Regulated) *(All structures over 15 metres)*
Affordable Housing
Building Near Airfields
Defence Aviation Area *(All structures over 90 metres)*
Hazards (Flooding)
Hazards (Flooding - General)
Prescribed Watercourses
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy
Water Resources

Local Variation (TNV)

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

Selected Development(s)

Shop

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.
If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Shop - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Open Space Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Open space (b) Outdoor sports courts (c) Recreation area (d) Sporting ovals and fields
PO 1.2 Buildings are limited in number and size to provide a natural, landscaped setting.	DTS/DPF 1.2 None are applicable.
PO 1.3 Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.	DTS/DPF 1.3 Shop gross leasable floor area does not exceed 50m ² .
Built Form and Character	
PO 2.1 Development is designed and sited to be unobtrusive and not spoil the open space character or interrupt views of natural or landscape features.	DTS/DPF 2.1 None are applicable.
Concept Plans	
PO 4.1	DTS/DPF 4.1

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023		
<p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: center;">Description</th> </tr> </thead> <tbody> <tr> <td>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 4.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met. 	Description	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints
Description			
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints			

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building work on railway land (d) fence (e) internal building works (f) land division (g) open space (h) playground 	None specified.

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
<ul style="list-style-type: none"> (i) protective tree netting structure (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank. 	
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) outdoor sports courts (b) sporting ovals and fields 	<p>Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.</p>
<p>4. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>5. Office.</p>	<p>Except office that does not satisfy Open Space Zone DTS/DPF 1.4.</p>
<p>6. Outbuilding.</p>	<p>Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.</p>
<p>7. Shop.</p>	<p>Except shop that does not satisfy Open Space Zone DTS/DPF 1.3.</p>
Placement of Notices - Exemptions for Performance Assessed Development	
<p>None specified.</p>	
Placement of Notices - Exemptions for Restricted Development	
<p>None specified.</p>	

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.</p>	<p>DTS/DPF 1.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
<p>PO 1.2</p> <p>Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.</p>	<p>DTS/DPF 1.2</p> <p>All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
<p>PO 1.3</p> <p>Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.</p>	<p>DTS/DPF 1.3</p> <p>The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.</p>

Procedural Matters (PM) - Referrals

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

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Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding) Overlay

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Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 3.1 Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	DTS/DPF 3.2 None are applicable.
PO 3.3 Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.	DTS/DPF 3.4 Other than a recreation area, development is located outside of the 5% AEP principal flow path.
PO 3.5 Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	DTS/DPF 3.5 Buildings comprise one of the following: (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 4.1	DTS/DPF 4.1

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.		Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.	
PO 4.2 Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood.		DTS/DPF 4.2	None are applicable.
Site Earthworks			
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 Driveways, 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 300mm above existing ground level (b) is no more than 5m wide.
Access			
PO 6.1 Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency services vehicles or essential utility service 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 flood event.		DTS/DPF 6.2	None are applicable.

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.5 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) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding 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 erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.	DTS/DPF 1.6 None are applicable.
PO 1.7	DTS/DPF 1.7

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	None are applicable.		
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8	None are applicable.	

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground	DTS/DPF 1.1 One of the following is satisfied:

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023
powerlines to minimise potential hazard to people and property.	(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>	(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
PO 1.5	DTS/DPF 1.5

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023
The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	None are applicable.	
On-site Waste Treatment Systems		
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1	Effluent disposal drainage areas do not: <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance		
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	DTS/DPF 7.1	None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2	None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3	None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4	None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5	None are applicable.
PO 7.6	DTS/DPF 7.6	

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.		None are applicable.	
PO 7.7	Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7	None are applicable.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
(b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources	(b) the system will comply with the requirements of the South Australian Public Health Act 2011.		
(c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.			
PO 12.2 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.		

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
Hours of Operation									
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.	DTS/DPF 2.1 Development operating within the following hours: <table border="1"> <thead> <tr> <th>Class of Development</th> <th>Hours of operation</th> </tr> </thead> <tbody> <tr> <td>Consulting room</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td>Office</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td>Shop, other than any</td> <td>7am to 9pm, Monday to Friday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any	7am to 9pm, Monday to Friday
Class of Development	Hours of operation								
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Shop, other than any	7am to 9pm, Monday to Friday								

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023					
	<p>one or combination of the following:</p> <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 	8am to 5pm, Saturday and Sunday					
Activities Generating Noise or Vibration							
PO 4.1	Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1	Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.				
PO 4.2	<p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 	DTS/DPF 4.2	None are applicable.				
PO 4.5	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	<p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>Assessment location</th> <th>Music noise level</th> </tr> </thead> <tbody> <tr> <td>Externally at the</td> <td>Less than 8dB above the level of</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the	Less than 8dB above the level of
Assessment location	Music noise level						
Externally at the	Less than 8dB above the level of						

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
	nearest existing or envisaged noise sensitive location	background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)	
Air Quality			
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:	DTS/DPF 5.2 None are applicable.		
Light Spill			
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.		

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:	DTS/DPF 1.1 None are applicable.
(a) as primary locations for shopping, administrative, cultural, entertainment and community services	
(b) as a focus for regular social and business gatherings	

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023
(c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.		
<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <p>(a) that support the needs of local residents and workers, particularly in underserved locations</p> <p>(b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.</p>	DTS/DPF 1.2	None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
<p>PO 1.4</p> <p>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.</p>	<p>DTS/DPF 1.4</p> <p>All vehicle manoeuvring occurs onsite.</p>
Vehicle Access	
<p>PO 3.1</p> <p>Safe and convenient access minimises impact or interruption on the operation of public roads.</p>	<p>DTS/DPF 3.1</p> <p>The access is:</p> <p>(a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or</p>

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
		(b)	not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.5	Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
Access for People with Disabilities			
PO 4.1	Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1	None are applicable.
Vehicle Parking Rates			
PO 5.1	Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1	Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas			
PO 6.1	Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1	Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.6	Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6	Loading areas and designated parking spaces are wholly located within the site.
Corner Cut-Offs			

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
PO 10.1	Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1	Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
<p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>	
Commercial Uses	
Shop (no commercial kitchen)	<p>5.5 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.</p>

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.			
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

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

Criteria	Exceptions
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:	(a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: (i) City of Burnside (ii) City of Marion (iii) City of Mitcham

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
(a)	is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service ⁽²⁾	(c)	Urban Corridor (Boulevard) Zone
(b)	is within 400 metres of a bus interchange ⁽¹⁾	(d)	Urban Corridor (Business) Zone
(c)	is within 400 metres of an O-Bahn interchange ⁽¹⁾	(e)	Urban Corridor (Living) Zone
(d)	is within 400 metres of a passenger rail station ⁽¹⁾	(f)	Urban Corridor (Main Street) Zone
(e)	is within 400 metres of a passenger tram station ⁽¹⁾	(g)	Urban Neighbourhood Zone
(f)	is within 400 metres of the Adelaide Parklands.		

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

LOT 75 GODDARD DR SALISBURY PARK SA 5109

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Property Zoning Details

Zone

General Neighbourhood
Open Space

Overlay

Airport Building Heights (Regulated) (All structures over 15 metres)
Affordable Housing
Building Near Airfields
Defence Aviation Area (All structures over 90 metres)
Hazards (Flooding)
Hazards (Flooding - General)
Prescribed Watercourses
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy
Water Resources

Local Variation (TNV)

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

Selected Development(s)

Tree-damaging activity

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.
If no assessment pathway is shown this means the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Tree-damaging activity - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	Except development involving any of the following: <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

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<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) retaining wall (n) retirement facility (o) shade sail (p) solar photovoltaic panels (roof mounted) (q) student accommodation (r) supported accommodation (s) swimming pool or spa pool (t) verandah (u) water tank. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire 	<p>None specified.</p>

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(f) tree damaging activity.		
6. Alteration of or addition to any development involving the following (or of any combination of any of the following): (a) community facility (b) educational establishment (c) pre-school.		Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.
7. Demolition.		Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
Placement of Notices - Exemptions for Performance Assessed Development		
None specified.		
Placement of Notices - Exemptions for Restricted Development		
None specified.		

Open Space Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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(regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.			
Class of Development (Column A)	Exceptions (Column B)		
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.		
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building work on railway land (d) fence (e) internal building works (f) land division (g) open space (h) playground (i) protective tree netting structure (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.		
3. Any development involving any of the following (or of any combination of any of the following): (a) outdoor sports courts (b) sporting ovals and fields	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.		
4. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.		
5. Office.	Except office that does not satisfy Open Space Zone DTS/DPF 1.4.		
6. Outbuilding.	Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.		
7. Shop.	Except shop that does not satisfy Open Space Zone DTS/DPF 1.3.		

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Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Part 3 - Overlays

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna 	DTS/DPF 1.2 None are applicable.

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<p>(d) are part of a wildlife corridor of a remnant area of native vegetation</p> <p>(e) are important to the maintenance of biodiversity in the local environment and / or</p> <p>(f) form a notable visual element to the landscape of the local area.</p>		
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <p>(a) tree damaging activity is only undertaken to:</p> <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <ul style="list-style-type: none"> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	DTS/DPF 1.3	None are applicable.
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <p>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</p> <p>(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.</p>	DTS/DPF 1.4	None are applicable.
Ground work affecting trees		
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support</p>	DTS/DPF 2.1	None are applicable.

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their retention and health.			
Land Division			
PO 3.1	DTS/DPF 3.1		
Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	Land division where:		
	(a) there are no regulated or significant trees located within or adjacent to the plan of division		
	or		
	(b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.		

Procedural Matters (PM) - Referrals

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

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

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Address: LOT 43 GODDARD DR SALISBURY PARK SA 5109

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Property Zoning Details

Zone	Open Space
Overlay	Airport Building Heights (Regulated) (All structures over 15 metres) Building Near Airfields Defence Aviation Area (All structures over 90 metres) Hazards (Flooding) Heritage Adjacency Hazards (Flooding - General) Major Urban Transport Routes Native Vegetation Prescribed Watercourses Prescribed Wells Area Regulated and Significant Tree Water Resources
Local Variation (TNV)	Concept Plan (Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints)

Development Pathways

- Open Space
 1. Accepted Development
 Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.
 - Building work on railway land
 - Internal building work
 - Partial demolition of a building or structure
 - Private bushfire shelter
 - Shade sail
 - Solar photovoltaic panels (roof mounted)
 - Verandah
 - Water tank (above ground)
 - Water tank (underground)
 2. Code Assessed - Deemed to Satisfy
 Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.
 - Temporary accommodation in an area affected by bushfire
 3. Code Assessed - Performance Assessed
 Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

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Item 8.1.1 - Attachment 6 - Extract of Planning and Design Code

- Advertisement
- Demolition
- Outbuilding
- Retaining wall
- Shop
- Tree-damaging activity
- Verandah

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Open Space Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Open space (b) Outdoor sports courts (c) Recreation area (d) Sporting ovals and fields
PO 1.2 Buildings are limited in number and size to provide a natural, landscaped setting.	DTS/DPF 1.2 None are applicable.
PO 1.3 Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.	DTS/DPF 1.3 Shop gross leasable floor area does not exceed 50m ² .
PO 1.4 Offices are of a scale that is subordinate to the principal open space use of the land.	DTS/DPF 1.4 Office gross leasable floor area does not exceed 80m ² .
Built Form and Character	
PO 2.1 Development is designed and sited to be unobtrusive and not spoil the open space character or interrupt views of natural or landscape features.	DTS/DPF 2.1 None are applicable.

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PO 2.2 Outbuildings are of a scale that mitigates visual impacts of buildings on natural or landscape features.	DTS/DPF 2.2 Outbuildings have a: (a) floor area that does not exceed 80m ² (b) wall height that does not exceed 3m (c) building height that does not exceed 5m	PO 2.3 Development is sited and designed to be compatible with the conservation and enhancement of the natural environment.	DTS/DPF 2.3 None are applicable.		
Land Division					
PO 3.1 Land division supports the provision of public open space.	DTS/DPF 3.1 Land division is for the purposes of: (a) the creation of a public road or a public reserve or (b) a minor adjustment of allotment boundaries to: (i) remove an anomaly in existing boundaries with respect to the location of existing buildings or structures or (ii) result in the preservation of existing stands of native vegetation, habitat or biodiversity				
Concept Plans					
PO 4.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 4.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table border="1" style="width: 100%;"><thead><tr><th>Description</th></tr></thead><tbody><tr><td>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td></tr></tbody></table> In relation to DTS/DPF 4.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.	Description	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints		
Description					
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints					

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(5) of the Planning, Development and Infrastructure Act 2016, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.

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2. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building work on railway land (d) fence (e) internal building works (f) land division (g) open space (h) playground (i) protective tree netting structure (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank. 	None specified.
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) outdoor sports courts (b) sporting ovals and fields 	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Demolition.	Except any of the following: <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
5. Office.	Except office that does not satisfy Open Space Zone DTS/DPF 1.4.
6. Outbuilding.	Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.
7. Shop.	Except shop that does not satisfy Open Space Zone DTS/DPF 1.3.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.</p>	<p>DTS/DPF 1.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
<p>PO 1.2</p> <p>Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.</p>	<p>DTS/DPF 1.2</p> <p>All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
<p>PO 1.3</p> <p>Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.</p>	<p>DTS/DPF 1.3</p> <p>The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.</p>

Procedural Matters (PM) - Referrals

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

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.	DTS/DPF 1.1 None are applicable.
Land Use	
PO 2.1 Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	DTS/DPF 2.1 None are applicable.

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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 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay area.
Flood Resilience		
PO 3.1	Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.
PO 3.2	Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	DTS/DPF 3.2 None are applicable.
PO 3.3	Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	DTS/DPF 3.3 None are applicable.
PO 3.4	Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.	DTS/DPF 3.4 Other than a recreation area, development is located outside of the 5% AEP principal flow path.
PO 3.5	Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	DTS/DPF 3.5 Buildings comprise one of the following: (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.
PO 3.6	Fences do not unreasonably impede floodwaters.	DTS/DPF 3.6 A post and wire fence (other than a chain mesh fence).
Environmental Protection		
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 hazardous 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 erosion or siltation or lead to the destruction of vegetation during a flood.	DTS/DPF 4.2 None are applicable.
Site Earthworks		
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	Driveways, 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 300mm above existing ground level (b) is no more than 5m wide.

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023
Access		
<p>PO 6.1</p> <p>Development does not occur on land:</p> <p>(a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event</p> <p>(b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a 1% AEP flood event.</p>	DTS/DPF 6.1	None are applicable.
<p>PO 6.2</p> <p>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.</p>	DTS/DPF 6.2	None are applicable.

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.</p>
Flood Resilience	
<p>PO 2.1</p> <p>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.</p>	<p>DTS/DPF 2.1</p> <p>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than:</p> <p>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.</p>
Environmental Protection	
<p>PO 3.1</p> <p>Buildings and structures used either partly or wholly to contain or store</p>	<p>DTS/DPF 3.1</p> <p>Development involving the storage or disposal of hazardous materials is</p>

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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.	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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

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

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that may materially affect the context of a State	Minister responsible for the	To provide expert assessment and	Development

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Heritage Place.	administration of the Heritage Places Act 1993.	direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Major Urban Transport Routes Overlay

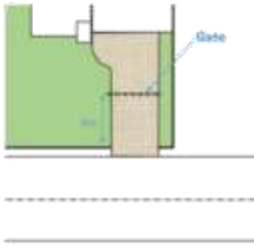
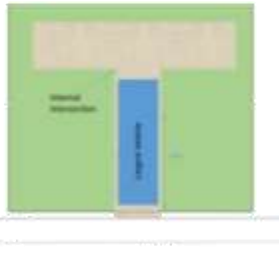
Assessment Provisions (AP)

Desired Outcome (DO)

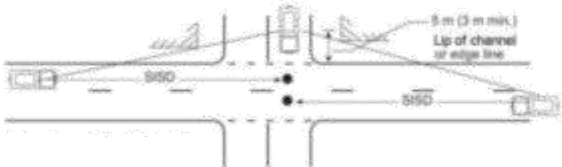
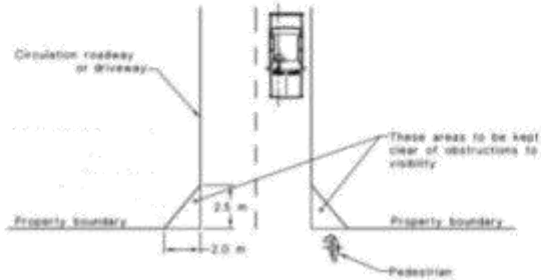
Desired Outcome	
DO 1	Safe and efficient operation of Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Major Urban Transport Routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
<p>PO 1.1</p> <p>Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State Maintained Roads.</p>	<p>DTS/DPF 1.1</p> <p>An access point satisfies (a), (b) or (c):</p> <p>(a) where servicing a single (1) residential dwelling / residential allotment:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) have a width of between 3m and 4m (measured at the site boundary). <p>(b) where the development will result in 2 and up to 6 dwellings:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point servicing the development site (ii) entry and exit movements are left turn only (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees; (v) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (vi) have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site). <p>(c) where the development will result in over 7 dwellings, or is a non-residential land use:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements

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	<ul style="list-style-type: none"> (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access; <ul style="list-style-type: none"> A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.
Access - On-Site Queuing	
<p>PO 2.1</p> <p>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption of the functional performance of the road and maintain safe vehicle movements.</p>	<p>DTS/DPF 2.1</p> <p>An access point in accordance with one of the following:</p> <ul style="list-style-type: none"> (a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram: <div style="text-align: center;">  </div> (b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and: <ul style="list-style-type: none"> (i) is expected to be serviced by vehicles with a length no greater than 6.4m (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site). (c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and: <ul style="list-style-type: none"> (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) (iii) any termination of, or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the largest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram: <div style="text-align: center;">  </div>
Access - Location (Spacing) - Existing Access Points	
PO 3.1	DTS/DPF 3.1

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Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.	An existing access point satisfies (a), (b) or (c):	<ul style="list-style-type: none"> (a) it will not service, or is not intended to service, more than 6 dwellings (b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access (c) it is not located on a Controlled Access Road and development constitutes: <ul style="list-style-type: none"> (i) change of use between an office less than 500m² gross leasable floor area and a consulting room less than 500m² gross leasable floor area or vice versa (ii) change in use from a shop to an office, consulting room or personal or domestic services establishment (iii) change of use from a consulting room or office less than 250m² gross leasable floor area to shop less than 250m² gross leasable floor area (iv) change of use from a shop less than 500m² gross leasable floor area to a warehouse less than 500m² gross leasable floor area (v) an office or consulting room with a gross leasable floor area less than 500m². 																									
Access - Location (Spacing) - New Access Points																											
PG 4.1 New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.	DTS/DPF 4.1 A new access point satisfies (a), (b) or (c):	<ul style="list-style-type: none"> (a) where a development site is intended to serve between 1 and 6 dwellings and has frontage to a local road (not being a Controlled Access Road) with a speed environment of 60km/h or less, the new access point is provided on the local road and located a minimum of 6.0m from the tangent point as shown in the following diagram: <div style="text-align: center;"> <p>NOTE: The points marked X, and Z are respectively at the median end on a divided road and at the intersection of the main road carriageway and the extension of the side road property line shown as dotted lines, on an undivided road. On a divided road, dimension 1-1' extends to Point Z.</p> </div> (b) where the development site is intended to serve between 1 and 6 dwellings and access from a local road (being a road that is not a State Maintained Road) is not available, the new access: <ul style="list-style-type: none"> (i) is not located on a Controlled Access Road (ii) is not located on a section of road affected by double barrier lines (iii) will be on a road with a speed environment of 70km/h or less (iv) is located outside of the bold lines on the diagram shown in the diagram following part (a) (v) located minimum of 6m from a median opening or pedestrian crossing. (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Speed Limit</th> <th>Separation between access points</th> <th>Separation from public road junctions and merging/terminating lanes</th> </tr> </thead> <tbody> <tr> <td>50 km/h or less</td> <td>No spacing requirement</td> <td>20m</td> </tr> <tr> <td>60 km/h</td> <td>40m</td> <td>123m</td> </tr> <tr> <td>70 km/h</td> <td>55m</td> <td>151m</td> </tr> <tr> <td>80 km/h</td> <td>70m</td> <td>181m</td> </tr> <tr> <td>90 km/h</td> <td>90m</td> <td>214m</td> </tr> <tr> <td>100 km/h</td> <td>110m</td> <td>248m</td> </tr> <tr> <td>110 km/h</td> <td>135m</td> <td>285m</td> </tr> </tbody> </table>		Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes	50 km/h or less	No spacing requirement	20m	60 km/h	40m	123m	70 km/h	55m	151m	80 km/h	70m	181m	90 km/h	90m	214m	100 km/h	110m	248m	110 km/h	135m	285m
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Access - Location (Sight Lines)																											
PG 5.1 Access points are located and designed to accommodate	DTS/DPF 5.1 An access point satisfies (a) or (b):																										

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sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.	(a)	drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):	<table border="1"> <thead> <tr> <th>Speed Limit</th> <th>Access Point serving 1-6 dwellings</th> <th>Access point serving all other development</th> </tr> </thead> <tbody> <tr> <td>40 km/h or less</td> <td>40m</td> <td>73m</td> </tr> <tr> <td>50 km/h</td> <td>55m</td> <td>97m</td> </tr> <tr> <td>60 km/h</td> <td>73m</td> <td>123m</td> </tr> <tr> <td>70 km/h</td> <td>92m</td> <td>151m</td> </tr> <tr> <td>80 km/h</td> <td>114m</td> <td>181m</td> </tr> <tr> <td>90 km/h</td> <td>139m</td> <td>214m</td> </tr> <tr> <td>100 km/h</td> <td>165m</td> <td>248m</td> </tr> <tr> <td>110km/h</td> <td>193m</td> <td>285m</td> </tr> </tbody> </table> 	Speed Limit	Access Point serving 1-6 dwellings	Access point serving all other development	40 km/h or less	40m	73m	50 km/h	55m	97m	60 km/h	73m	123m	70 km/h	92m	151m	80 km/h	114m	181m	90 km/h	139m	214m	100 km/h	165m	248m	110km/h	193m	285m
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(b)	pedestrian sightlines in accordance with the following diagram:																													
Access - Mud and Debris																														
PO 6.1	DTS/DPF 6.1	Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.	Where the road has an unsealed shoulder and the road is not kerbed the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer)																											
Access - Stormwater																														
PO 7.1	DTS/DPF 7.1	Access points designed to minimise negative impact on roadside drainage of water.	Development does not: <ul style="list-style-type: none"> (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater to an existing drainage point and system. 																											
Building on Road Reserve																														
PO 8.1	DTS/DPF 8.1	Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users.	No encroachment of buildings or structures onto, above or below the road reserve.																											
Public Road Junctions																														
PO 9.1	DTS/DPF 9.1	New junctions with public roads	Development does not comprise any of the following:																											

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(including the opening of unmade public road junctions) or modifications to existing road junctions located and designed to ensure safe and efficient road operating conditions are maintained on the State Maintained Road.	<ul style="list-style-type: none"> (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction. 	
Corner Cut-Offs		
PO 10.1 Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.	DT5/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram:	

Procedural Matters (PM) - Referrals

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

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

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <ul style="list-style-type: none"> (a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift. 	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
<p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Land division	
<p>PO 2.1</p> <p>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.</p>	<p>DTS/DPF 2.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) an application is accompanied by one of the following: <ul style="list-style-type: none"> (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the Native Vegetation Act 1991 (ii) a declaration stating that no native vegetation clearance under the Native Vegetation Act 1991 will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1

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	<p style="text-align: center;">clearance'</p> <p style="text-align: center;">or</p> <p>(b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur</p> <p style="text-align: center;">or</p> <p>(c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the <i>Heritage Places Act 1993</i>.</p>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'.	Native Vegetation Council	To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.	Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Prescribed Watercourses Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 All development, but in particular development involving any of the following: (a) horticulture	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare

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(b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry	capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i> .	has a lawful, sustainable and reliable water supply that does not place undue strain on prescribed watercourses.	
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 table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a prescribed watercourse.	Relevant authority under the <i>Landscape South Australia Act 2019</i> 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 <i>Landscape South Australia Act 2019</i> : (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry.	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i> .	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i> .			

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Item 8.1.1 - Attachment 6 - Extract of Planning and Design Code

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

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and design solutions have been considered to prevent substantial tree-damaging activity occurring.			
Ground work affecting trees			
PO 2.1 Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.	DTS/DPF 2.1 None are applicable.		
Land Division			
PO 3.1 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	DTS/DPF 3.1 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.		

Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state.	DTS/DPF 1.1 None are applicable.

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

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

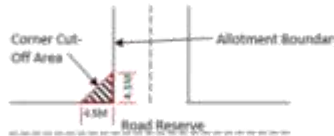
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2	DTS/DPF 1.2

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Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	Where development comprises an advertising hoarding, the supporting structure is:	(a) concealed by the associated advertisement and decorative detailing or	(b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.		
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following:	(a) achieves Advertisements DTS/DPF 1.1	(b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.		
Proliferation of Advertisements			
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.		
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.		
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following:	(a) are attached to a building	(b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached
		(c) do not result in more than one sign per occupancy that is not flush with a wall.	
Advertising Content			
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.		
Amenity Impacts			
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.		
Safety			
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.		
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.		

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<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	<p>DTS/DPF 5.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 		
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>		
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: <ul style="list-style-type: none"> (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m. 		
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s). 		

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature	
Siting and Design			
PO 1.1	Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1	None are applicable.
PO 1.2	Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2	None are applicable.
Horse Keeping			
PO 2.1	Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1	None are applicable.
PO 2.2	Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2	Stables, horse shelters and associated yards are sited in accordance with all of the following: <ul style="list-style-type: none"> (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3	All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3	Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4	To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4	Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5	Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5	Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels			
PO 3.1	Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1	The floors of kennels satisfy all of the following: <ul style="list-style-type: none"> (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2	Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: <ul style="list-style-type: none"> (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. 	DTS/DPF 3.2	Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3	Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3	Kennels are sited in association with a permanent dwelling on the land.
Wastes			
PO 4.1		DTS/DPF 4.1	

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

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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<p>PO 1.7</p> <p>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.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
Marine Based Aquaculture	
<p>PO 2.1</p> <p>Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:</p> <p>(a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.</p>	<p>DTS/DPF 2.4</p> <p>Marine aquaculture development is located 100m or more seaward of the high water mark.</p>
<p>PO 2.5</p> <p>Marine aquaculture is sited and designed to not obstruct or interfere with:</p> <p>(a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <p>(a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.</p>	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>

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environmental and amenity impacts.		
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 None are applicable.	
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the National Parks and Wildlife Act 1972.	DTS/DPF 2.10 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 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 None are applicable.	
Navigation and Safety		
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 None are applicable.	
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 None are applicable.	
Environmental Management		
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.	
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.	
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.	
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 None are applicable.	

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located	DTS/DPF 3.1 None are applicable.

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to not contaminate soil and surface and ground water resources or damage crops.			
PO 3.2	Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2	Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3	Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3	None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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		per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.	
Buffers and Landscaping			
PO 2.1		DTS/DPF 2.1	None are applicable.
Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.			
PO 2.2		DTS/DPF 2.2	None are applicable.
Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.			
Access and Parking			
PO 3.1		DTS/DPF 3.1	Roadways and vehicle parking areas are sealed with an all-weather surface.
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.			
Slipways, Wharves and Pontoons			
PO 4.1		DTS/DPF 4.1	None are applicable.
Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.			

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1
Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Item 8.1.1 - Attachment 6 - Extract of Planning and Design Code

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1	DTS/DPF 2.1

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Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	None are applicable.	
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.	
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.	
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.	
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.	
Landscaping		
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.	
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.	
Environmental Performance		
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.	
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.	
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.	
Water Sensitive Design		
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.	
On-site Waste Treatment Systems		

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<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. 	
Carparking Appearance		
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>	
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>	
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>	
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>	
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>	
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>	
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>	
Earthworks and sloping land		
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. 	
<p>PO 8.2</p> <p>Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p>	

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		(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway	
		(b) are constructed with an all-weather trafficable surface.	
PO 8.3	DTS/DPF 8.3	Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	None are applicable.
		(a) do not contribute to the instability of embankments and cuttings	
		(b) provide level transition areas for the safe movement of people and goods to and from the development	
		(c) are designed to integrate with the natural topography of the land.	
PO 8.4	DTS/DPF 8.4	Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	None are applicable.
PO 8.5	DTS/DPF 8.5	Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	None are applicable.
Fences and Walls			
PO 9.1	DTS/DPF 9.1	Fences, walls and retaining walls 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.	None are applicable.
PO 9.2	DTS/DPF 9.2	Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)			
PO 10.1	DTS/DPF 10.1	Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2	DTS/DPF 10.2	Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development			

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Front elevations and passive surveillance			
PO 11.1	Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1	Each dwelling with a frontage to a public street: <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
PO 11.2	Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2	Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity			
PO 12.1	Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/GFF 12.1	A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2	Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2	None are applicable.
Ancillary Development			
PO 13.1	Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1	<p>Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level

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	<p>(i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="943 300 1390 613"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
<p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>										
Garage appearance											
<p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <p>(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening not exceeding 7m in width</p> <p>(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</p>										
Massing											
<p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable</p>										
Dwelling additions											
<p>PO 16.1</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>DTS / DPF 16.1</p> <p>Dwelling additions:</p> <p>(a) are not constructed, added to or altered so that any part is situated closer to a public street</p> <p>(b) do not result in:</p> <p>(i) excavation exceeding a vertical height of 1m</p> <p>(ii) filling exceeding a vertical height of 1m</p>										

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	<ul style="list-style-type: none"> (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
<p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
Water Sensitive Design	
<p>PO 18.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <ul style="list-style-type: none"> (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m

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	(b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 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: <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.

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Design of Transportable Dwellings													
<p>PO 21.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 21.1</p> <p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>	Group dwelling, residential flat buildings and battle-axe development											
Amenity													
<p>PO 22.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 22.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Number of bedrooms</th> <th style="text-align: left;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom		
Number of bedrooms	Minimum internal floor area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	65m ²												
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom												
<p>PO 22.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 22.2</p> <p>None are applicable.</p>												
<p>PO 22.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 22.3</p> <p>None are applicable.</p>												
<p>PO 22.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 22.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>												
Communal Open Space													
<p>PO 23.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 23.1</p> <p>None are applicable.</p>												
<p>PO 23.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 23.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>												
<p>PO 23.3</p> <p>Communal open space is designed and sited to:</p> <p>(a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.</p>	<p>DTS/DPF 23.3</p> <p>None are applicable.</p>												
<p>PO 23.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 23.4</p> <p>None are applicable.</p>												

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PO 23.5	DTS/DPF 23.5	Communal open space is designed and sited to:
(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings	None are applicable.	
(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.		
Carparking, access and manoeuvrability		
PO 24.1	DTS/DPF 24.1	Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.
	Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:	
	(a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number)	
	(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly	
	(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.	
PO 24.2	DTS/DPF 24.2	The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.
	Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.	
PO 24.3	DTS/DPF 24.3	Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.
	Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:	
	(a) have a minimum width of 3m	
	(b) for driveways servicing more than 3 dwellings:	
	(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street	
	(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.	
PO 24.4	DTS/DPF 24.4	Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.
	Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.	
PO 24.5	DTS/DPF 24.5	Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.
	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.	
PO 24.6	DTS/DPF 24.6	Dwellings are adequately separated from common driveways and manoeuvring areas.
	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.	
Soft Landscaping		
PO 25.1	DTS/DPF 25.1	Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.
	Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.	
PO 25.2	DTS/DPF 25.2	Soft landscaping is provided that improves the appearance of common driveways.
	Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).	

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Site Facilities / Waste Storage			
PO 26.1	DTS/DPF 26.1	Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
PO 26.2	DTS/DPF 26.2	Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 26.3	DTS/DPF 26.3	Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	None are applicable.
PO 26.4	DTS/DPF 26.4	Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5	DTS/DPF 26.5	Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.
PO 26.6	DTS/DPF 26.6	Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Supported accommodation and retirement facilities			
Siting and Configuration			
PO 27.1	DTS/DPF 27.1	Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	None are applicable.
Movement and Access			
PO 28.1	DTS/DPF 28.1	Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	None are applicable.
Communal Open Space			
PO 29.1	DTS/DPF 29.1	Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.
PO 29.2	DTS/DPF 29.2	Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
PO 29.3	DTS/DPF 29.3		

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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 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.		DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.		DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.		DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage		
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.		DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.		DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.		DTS/DPF 30.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.		DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.		DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.		DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.		DTS/DPF 30.7 None are applicable.
All non-residential development		
Water Sensitive Design		
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.		DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.		DTS/DPF 31.2 None are applicable.

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Wash-down and Waste Loading and Unloading		
<p>PG 32.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	DTS/DPF 32.1	None are applicable.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Dwelling (above ground level)	<p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting

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	(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors	
	(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.	

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

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

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Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.	
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5	None are applicable.
Landscaping		
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1	None are applicable.
Environmental Performance		
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1	None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2	None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3	None are applicable.
Water Sensitive Design		
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DRF 5.1	None are applicable.
On-site Waste Treatment Systems		
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DRF 6.1	Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance		
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building	DTS/DRF 7.1	None are applicable.

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structure.		
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.	
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.	
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.	
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.	
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.	
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.	
Earthworks and sloping land		
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.	
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.	
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.	
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.	

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PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.	
Fences and walls		
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.	
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.	
Overlooking / Visual Privacy (low rise buildings)		
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.	
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases	
Site Facilities / Waste Storage (excluding low rise residential development)		
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.	
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.	
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.	
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.	
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.	
All Development - Medium and High Rise		

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External Appearance			
PO 12.1	Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1	None are applicable.
PO 12.2	Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2	None are applicable.
PO 12.3	Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3	None are applicable.
PO 12.4	Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4	None are applicable.
PO 12.5	External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5	Buildings utilise a combination of the following external materials and finishes: <ul style="list-style-type: none"> (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6	Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6	Building street frontages incorporate: <ul style="list-style-type: none"> (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7	Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7	Entrances to multi-storey buildings are: <ul style="list-style-type: none"> (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8	Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8	None are applicable.
Landscaping			
PO 13.1	Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1	Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2	Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey	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.

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buildings.		Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	
		<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²	
		300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²	
		>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²	
	Tree size and site area definitions					
		Small tree	4-6m mature height and 2-4m canopy spread			
		Medium tree	6-12m mature height and 4-8m canopy spread			
	Large tree	12m mature height and >8m canopy spread				
	Site area	The total area for development site, not average area per dwelling				
PO 13.3	Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3	None are applicable.			
PO 13.4	Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4	Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.			
<i>Environmental</i>						
PO 14.1	Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1	None are applicable.			
PO 14.2	Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2	None are applicable.			
PO 14.3	Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3	None are applicable.			

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Car Parking			
PO 15.1	Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1	Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2	Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2	None are applicable.
Overlooking/Visual Privacy			
PO 16.1	Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1	None are applicable.
All residential development			
Front elevations and passive surveillance			
PO 17.1	Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1	Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street.
PO 17.2	Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2	Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity			
PO 18.1	Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1	A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2	Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2	None are applicable.
Ancillary Development			
PO 19.1	Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1	Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m ² (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023										
	<p>which it is ancillary or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:</p> <p>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</p> <p>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="943 1155 1390 1469"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
<p>PO 19.3</p>	<p>DTS/DPF 19.3</p>										

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Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:	(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or	(b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Residential Development - Low Rise			
External appearance			
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street:	(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling	(b) are set back at least 5.5m from the boundary of the primary street
		(c) have a garage door / opening width not exceeding 7m	(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:	(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line	(b) a porch or portico projects at least 1m from the building wall
		(c) a balcony projects from the building wall	(d) a verandah projects at least 1m from the building wall
		(e) eaves of a minimum 400mm width extend along the width of the front elevation	(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm
		(g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.	
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable		
Private Open Space			
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.		
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.		
Landscaping			
PO 22.1 Soft landscaping is incorporated into development to:	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):		

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<p>(a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.</p>	<p>(a) a total area as determined by the following table:</p> <table border="1" data-bbox="884 248 1393 562"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p>(b) at least 30% of any land between the primary street boundary and the primary building line.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
Car parking, access and manoeuvrability											
<p>PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>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):</p> <p>(a) single width car parking spaces:</p> <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m <p>(b) double width car parking spaces (side by side):</p> <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. 										
<p>PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2 Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. 										
<p>PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3 Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m. 										
<p>PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset 										

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		owner	<ul style="list-style-type: none"> (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5	Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5	<p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
PO 23.6	Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6	<p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage			
PO 24.1	Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1	<p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings			
PO 25.1	The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1	<p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)			
Outlook and Visual Privacy			
PO 26.1	Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1	<p>Buildings:</p> <ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2		DTS/DPF 26.2	

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The visual privacy of ground level dwellings within multi-level buildings is protected.		The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.	
Private Open Space			
PO 27.1	DTS/DPF 27.1	Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	
		Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.	
Residential amenity in multi-level buildings			
PO 28.1	DTS/DPF 28.1	Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	
		Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.	
PO 28.2	DTS/DPF 28.2	Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:	
(a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy		Balconies utilise one or a combination of the following design elements:	
(b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.		(a) sun screens	
		(b) pergolas	
		(c) louvres	
		(d) green facades	
		(e) openable walls.	
PO 28.3	DTS/DPF 28.3	Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	
		Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.	
PO 28.4	DTS/DPF 28.4	Dwellings are provided with sufficient space for storage to meet likely occupant needs.	
		Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:	
		(a) studio: not less than 6m ³	
		(b) 1 bedroom dwelling / apartment: not less than 8m ³	
		(c) 2 bedroom dwelling / apartment: not less than 10m ³	
		(d) 3+ bedroom dwelling / apartment: not less than 12m ³ .	
PO 28.5	DTS/DPF 28.5	Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	
		Light wells:	
		(a) are not used as the primary source of outlook for living rooms	
		(b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms	
		(c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.	
PO 28.6	DTS/DPF 28.6	Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	
		None are applicable.	
PO 28.7	DTS/DPF 28.7	Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	
		None are applicable.	
Dwelling Configuration			
PO 29.1	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 dwellings provide at least one of each of the following:	
		(a) studio (where there is no separate bedroom)	

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		(b) 1 bedroom dwelling / apartment with a floor area of at least 50m ² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m ² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m ² , and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom.											
PO 29.2	Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2	None are applicable.										
Common Areas													
PO 30.1	The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1	Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.										
Group Dwellings, Residential Flat Buildings and Battle-axe Development													
Amenity													
PO 31.1	Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1	Dwellings have a minimum internal floor area in accordance with the following table: <table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	65m ²												
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom												
PO 31.2	The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2	None are applicable.										
PO 31.3	Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3	None are applicable.										
PO 31.4	Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4	Dwelling sites/allotments are not in the form of a battle-axe arrangement.										
Communal Open Space													
PO 32.1	Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1	None are applicable.										
PO 32.2	Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2	Communal open space incorporates a minimum dimension of 5 metres.										
PO 32.3	Communal open space is designed and sited to:	DTS/DPF 32.3	None are applicable.										

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(a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.		
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.	
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.	
Car parking, access and manoeuvrability		
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.	
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.	
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.	
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.	
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.	
Soft landscaping		
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.	
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b):	

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improve appearance and assist in stormwater management.		(a) are constructed of a minimum of 50% permeable or porous material	(b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage			
PO 35.1	Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1	None are applicable.
PO 35.2	Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2	None are applicable.
PO 35.3	Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3	None are applicable.
PO 35.4	Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5	Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5	None are applicable.
PO 35.6	Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6	None are applicable.
Water sensitive urban design			
PO 36.1	Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1	None are applicable.
PO 36.2	Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2	None are applicable.
Supported Accommodation and retirement facilities			
Siting, Configuration and Design			
PO 37.1	Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1	None are applicable.
PO 37.2	Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2	None are applicable.
Movement and Access			
PO 38.1		DTS/DPF 38.1	

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Development is designed to support safe and convenient access and movement for residents by providing:	None are applicable.	
(a) ground-level access or lifted access to all units		
(b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places		
(c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability		
(d) kerb ramps at pedestrian crossing points.		
Communal Open Space		
PO 39.1	DTS/DPF 39.1	
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.	
PO 39.2	DTS/DPF 39.2	
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.	
PO 39.3	DTS/DPF 39.3	
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.	
PO 39.4	DTS/DPF 39.4	
Communal open space is designed and sited to:	None are applicable.	
(a) be conveniently accessed by the dwellings which it services		
(b) have regard to acoustic, safety, security and wind effects.		
PO 39.5	DTS/DPF 39.5	
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.	
PO 39.6	DTS/DPF 39.6	
Communal open space is designed and sited to:	None are applicable.	
(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings		
(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.		
Site Facilities / Waste Storage		
PO 40.1	DTS/DPF 40.1	
Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	None are applicable.	
PO 40.2	DTS/DPF 40.2	
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.	
PO 40.3	DTS/DPF 40.3	
Provision is made for suitable external clothes drying facilities.	None are applicable.	
PO 40.4	DTS/DPF 40.4	
Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	None are applicable.	
PO 40.5	DTS/DPF 40.5	

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Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.		
PO 40.6	DTS/DPF 40.6		
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.		
PO 40.7	DTS/DPF 40.7		
Services, including gas and water meters, are conveniently located and screened from public view.	None are applicable.		
Student Accommodation			
PO 41.1	DTS/DPF 41.1		
Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	Student accommodation provides: <ul style="list-style-type: none"> (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students. 		
PO 41.2	DTS/DPF 41.2		
Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	None are applicable.		
All non-residential development			
Water Sensitive Design			
PO 42.1	DTS/DPF 42.1		
Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	None are applicable.		
PO 42.2	DTS/DPF 42.2		
Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	None are applicable.		
PO 42.3	DTS/DPF 42.3		
Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	None are applicable.		
Wash-down and Waste Loading and Unloading			
PO 43.1	DTS/DPF 43.1		
Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection 	None are applicable.		

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(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area		
(d) are designed to drain wastewater to either:		
(i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or		
(ii) a holding tank and its subsequent removal off-site on a regular basis.		
Laneway Development		
Infrastructure and Access		
PO 44.1	DTS/DPF 44.1	
Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:	Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.	
(a) existing utility infrastructure and services are capable of accommodating the development		
(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)		
(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)		
(d) safety of pedestrians or vehicle movement is maintained		
(e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.		

Table 1 - Private Open Space

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

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DD 1	Commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the National Parks and Wildlife Act 1972 and/or Wilderness Protection Act 1992 to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the National Parks and Wildlife Act 1972 and/or Wilderness Protection Act 1992.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide:

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

Housing Renewal

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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		site, except for a carport or garage.	
Side Boundary Setback			
PO 6.1	Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1	Other than walls located on a side boundary, buildings are set back from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear Boundary Setback			
PO 7.1	Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1	Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design			
PO 8.1	Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1	Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2	Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2	Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street
PO 8.3	The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3	None are applicable.
PO 8.4	Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DPF 8.4	None are applicable.
PO 8.5	Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5	None are applicable.

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Outlook and amenity			
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.		
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.		
Private Open Space			
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table:		
	Dwelling Type	Dwelling / Site Configuration	Minimum Rate
	Dwelling (at ground level)		Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m
	Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m
		One bedroom dwelling	8m ² / minimum dimension 2.1m
Two bedroom dwelling		11m ² / minimum dimension 2.4m	
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m	
PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.		
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.		
Visual privacy			
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.		

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<p>PO 11.2</p> <p>Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 11.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases 										
Landscaping											
<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) at least 30% of land between the road boundary and the building line. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	<200	15%	200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
<200	15%										
200-450	20%										
>450	25%										
Water Sensitive Design											
<p>PO 13.1</p> <p>Residential development is designed to capture and use stormwater to:</p> <ul style="list-style-type: none"> (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions. 	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>										
Car Parking											
<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. 										
<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space. 										

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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: <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4	Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4	Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5	Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5	Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing			
PO 15.1	Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1	None are applicable.
Waste			
PO 16.1	Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1	A waste bin storage area is provided behind the primary building line that: <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2	Residential flat buildings provide a dedicated area for the on-site storage of waste which is: <ul style="list-style-type: none"> (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. 	DTS/DPF 16.2	None are applicable.
Vehicle Access			
PO 17.1	Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1	None are applicable.
PO 17.2	Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2	Vehicle access to designated car parking spaces satisfy (a) or (b): <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads

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	(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces.
<p>PO 17.5</p> <p>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>PO 17.6</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 17.6</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre</p>
<p>PO 17.7</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 17.7</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Storage	
<p>PO 18.1</p> <p>Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 18.1</p> <p>Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
Earthworks	
<p>PO 19.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m

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		or	(b) filling exceeding a vertical height of 1m
		or	(c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure			
PD 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building:	(a)	have the ability to be connected to a permanent potable water supply
		(b)	have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i>
		(c)	have the ability to be connected to electricity supply
		(d)	have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes
		(e)	would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i> .
Site contamination			
PD 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d):	(a)	does not involve a change in the use of land
		(b)	involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u>
		(c)	involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>)
		(d)	involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:
		(i)	a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that
		A.	<u>site contamination</u> does not exist (or no longer exists) at the land
		or	
		B.	the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>)
		or	
		C.	where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)
		and	
		(ii)	no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to	DTS/DPF 4.2 None are applicable.

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reduce risks to public safety from fire or equipment malfunction.			
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.		
Electricity Infrastructure and Battery Storage Facilities			
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.		
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.		
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.		
Telecommunication Facilities			
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.		
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.		
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.		
Renewable Energy Facilities			
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise	DTS/DPF 7.1 None are applicable.		

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environmental impacts as a result of extending transmission infrastructure.														
Renewable Energy Facilities (Wind Farm)														
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation													
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.													
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.													
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.													
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.													
Renewable Energy Facilities (Solar Power)														
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.													
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.	DTS/DPF 9.2 None are applicable.													
PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:	<table border="1"> <thead> <tr> <th>Generation Capacity</th> <th>Approximate size of array</th> <th>Setback from adjoining land boundary</th> <th>Setback from conservation areas</th> <th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living					
Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living										

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					Zones ¹
	50MW>	80ha+	30m	500m	2km
	10MW<50MW	16ha<80ha	25m	500m	1.5km
	5MW<10MW	8ha to <16ha	20m	500m	1km
	1MW<5MW	1.6ha to <8ha	15m	500m	500m
	100kW<1MW	0.5ha<1.6ha	10m	500m	100m
	<100kW	<0.5ha	5m	500m	25m
	Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.				
PO 9.4	Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.				
	DTS/DPF 9.4	None are applicable.			
Hydropower / Pumped Hydropower Facilities					
PO 10.1	Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.				
	DTS/DPF 10.1	None are applicable.			
PO 10.2	Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.				
	DTS/DPF 10.2	None are applicable.			
PO 10.3	Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.				
	DTS/DPF 10.3	None are applicable.			
Water Supply					
PO 11.1	Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.				
	DTS/DPF 11.1	Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.			
PO 11.2	Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.				
	DTS/DPF 11.2	A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.			
Wastewater Services					
PO 12.1	Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where				
	DTS/DPF 12.1	Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of			

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<p>this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 		<p>the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011. 	
PO 12.2	Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2	Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
Temporary Facilities			
PO 13.1	In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1	A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2	Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2	None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2	DTS/DPF 1.2

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Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.		None are applicable.	
PD 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3	None are applicable.	
PD 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4	Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.	
PD 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5	Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.	
Waste			
PD 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1	None are applicable.	
Soil and Water Protection			
PD 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1	Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.	
PD 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2	None are applicable.	

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
General Land Use Compatibility									
<p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>								
<p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>								
Hours of Operation									
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Class of Development</th> <th style="width: 50%;">Hours of operation</th> </tr> </thead> <tbody> <tr> <td>Consulting room</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td>Office</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td>Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation								
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								
Overshadowing									
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <ul style="list-style-type: none"> a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. 	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>								
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <ul style="list-style-type: none"> 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. 	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <ul style="list-style-type: none"> a. for ground level private open space, the smaller of the following: <ul style="list-style-type: none"> i. half the existing ground level open space or ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) 								

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		b.	for ground level communal open space, at least half of the existing ground level open space.
PO 3.3	Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3	None are applicable.
PO 3.4	Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4	None are applicable.
Activities Generating Noise or Vibration			
PO 4.1	Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1	Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
PO 4.2	Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2	None are applicable.
PO 4.3	Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3	The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4	External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4	Adjacent land is used for residential purposes.
PO 4.5	Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5	None are applicable.
PO 4.6		DTS/DPF 4.6	

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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.	Development incorporating music includes noise attenuation measures that will achieve the following noise levels:		
	Assessment location	Music noise level	
	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)	
Air Quality			
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1	None are applicable.	
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2	None are applicable.	
Light Spill			
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1	None are applicable.	
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2	None are applicable.	
Solar Reflectivity / Glare			
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1	None are applicable.	
Electrical Interference			
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1	The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.	
Interface with Rural Activities			
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1	None are applicable.	

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PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the Mining Act 1971.

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

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Desired Outcome		
DO 1	<p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. 	

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
<p>PO 1.1</p> <p>Land division creates allotments suitable for their intended use.</p>	<p>DTS/DPF 1.1</p> <p>Division of land satisfies (a) or (b):</p> <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
<p>PO 1.2</p> <p>Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Design and Layout	
<p>PO 2.1</p> <p>Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Land division maximises the number of allotments that face public open space and public streets.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p>	<p>DTS/DPF 2.7</p>

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Land division results in legible street patterns connected to the surrounding street network.		None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8	None are applicable.
Roads and Access		
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1	None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2	None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3	None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4	None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5	None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6	None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7	None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8	None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9	None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10	None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11	None are applicable.
Infrastructure		
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1	None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2	Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum

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			<p>predicted wastewater volume generated by subsequent development of the proposed allotment</p> <p>or</p> <p>(b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.</p>
PO 4.3	Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3	Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4	Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4	None are applicable.
PO 4.5	Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5	None are applicable.
PO 4.6	Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6	None are applicable.
Minor Land Division (Under 20 Allotments)			
Open Space			
PO 5.1	Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1	None are applicable.
Solar Orientation			
PO 6.1	Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1	None are applicable.
Water Sensitive Design			
PO 7.1	Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1	None are applicable.
PO 7.2	Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2	None are applicable.
Battle-Axe Development			
PO 8.1	Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1	Allotments are not in the form of a battle-axe arrangement.
PO 8.2	Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2	<p>The handle of a battle-axe development:</p> <p>(a) has a minimum width of 4m</p> <p>or</p> <p>(b) where more than 3 allotments are proposed, a minimum width of 5.5m.</p>
PO 8.3	Battle-axe allotments and/or common land are of a suitable size and	DTS/DPF 8.3	Battle-axe development allows a B85 passenger vehicle to enter and exit

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

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023
DO 1	Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space.	

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4	DTS/DPF 5.4

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Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.		None are applicable.	
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5	None are applicable.	
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6	None are applicable.	
Signage			
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1	None are applicable.	
Buildings and Structures			
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1	None are applicable.	
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2	None are applicable.	
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3	None are applicable.	
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4	None are applicable.	
Landscaping			
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1	None are applicable.	
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2	None are applicable.	
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3	None are applicable.	
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4	None are applicable.	

Out of Activity Centre Development

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Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:</p> <ul style="list-style-type: none"> (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>

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

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the

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	<p>proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).</p>

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4	DTS/DPF 2.4

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

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria /
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Designated Performance Feature	
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole,

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	infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.

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from one part of a parking area to another.			
PO 6.2	Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2	None are applicable.
PO 6.3	Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3	None are applicable.
PO 6.4	Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4	None are applicable.
PO 6.5	Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5	None are applicable.
PO 6.6	Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6	Loading areas and designated parking spaces are wholly located within the site.
PO 6.7	On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7	None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles			
PO 7.1	Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1	None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks			
PO 8.1	Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1	None are applicable.
PO 8.2	Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2	None are applicable.
Bicycle Parking in Designated Areas			
PO 9.1	The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1	Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2	Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2	None are applicable.
PO 9.3	Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3	None are applicable.

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Corner Cut-Offs			
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p>		

Table 1 - General Off-Street Car Parking Requirements

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
<p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>	
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as</p>

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	a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m2 of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area
Shop (no commercial kitchen)	1 space per 100m2 of outdoor area used for display purposes. 5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Community facility	10 spaces per 100m2 of total floor area.
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm

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		within 300m of the site.
		For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Hall / meeting hall		0.2 spaces per seat.
Library		4 spaces per 100m ² of total floor area.
Place of worship		1 space for every 3 visitor seats.
Pre-school		1 per employee plus 0.25 per child (drop off/pick up bays)
Health Related Uses		
Consulting room		4 spaces per consulting room excluding ancillary facilities.
Hospital		4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses		
Cinema complex		.2 spaces per seat.
Concert hall / theatre		0.2 spaces per seat.
Hotel		1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility		6.5 spaces per 100m ² of total floor area for a Fitness Centre 4.5 spaces per 100m ² of total floor area for all other indoor recreation facilities.
Industry/Employment Uses		
Fuel depot		1.5 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry		1.5 spaces per 100m ² of total floor area.
Store		0.5 spaces per 100m ² of total floor area.
Timber yard		1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse		0.5 spaces per 100m ² total floor area.
Other Uses		
Funeral Parlour		1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station		5 spaces per 100m ² of total building floor area.

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

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

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

Class of Development	Car Parking Rate		Designated Areas
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
	Minimum number of spaces	Maximum number of spaces	
Development generally			

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All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone

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	parking.		Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

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

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

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

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate
	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023																		
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.																			
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.																			
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.																			
Shop	1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.																			
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.																			
Schedule to Table 3	<table border="1"> <thead> <tr> <th>Designated Area</th> <th>Relevant part of the State</th> </tr> </thead> <tbody> <tr> <td></td> <td>The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</td> </tr> <tr> <td>All zones</td> <td>City of Adelaide</td> </tr> <tr> <td>Business Neighbourhood Zone</td> <td rowspan="11">Metropolitan Adelaide</td> </tr> <tr> <td>Strategic Innovation Zone</td> </tr> <tr> <td>Suburban Activity Centre Zone</td> </tr> <tr> <td>Suburban Business Zone</td> </tr> <tr> <td>Suburban Main Street Zone</td> </tr> <tr> <td>Urban Activity Centre Zone</td> </tr> <tr> <td>Urban Corridor (Boulevard) Zone</td> </tr> <tr> <td>Urban Corridor (Business) Zone</td> </tr> <tr> <td>Urban Corridor (Living) Zone</td> </tr> <tr> <td>Urban Corridor (Main Street) Zone</td> </tr> <tr> <td>Urban Neighbourhood Zone</td> </tr> </tbody> </table>	Designated Area	Relevant part of the State		The bicycle parking rate applies to a designated area located in a relevant part of the State described below.	All zones	City of Adelaide	Business Neighbourhood Zone	Metropolitan Adelaide	Strategic Innovation Zone	Suburban Activity Centre Zone	Suburban Business Zone	Suburban Main Street Zone	Urban Activity Centre Zone	Urban Corridor (Boulevard) Zone	Urban Corridor (Business) Zone	Urban Corridor (Living) Zone	Urban Corridor (Main Street) Zone	Urban Neighbourhood Zone	
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Urban Neighbourhood Zone																				

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023
PO 1.1	DTS/DPF 1.1	None are applicable.
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.		
Soil and Water Protection		
PO 2.1	DTS/DPF 2.1	None are applicable.
Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as:		
<ul style="list-style-type: none"> (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. 		
PO 2.2	DTS/DPF 2.2	Wastewater lagoons are set back 50m or more from watercourse banks.
Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.		
PO 2.3	DTS/DPF 2.3	None are applicable.
Wastewater lagoons are designed and sited to:		
<ul style="list-style-type: none"> (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage. 		
PO 2.4	DTS/DPF 2.4	Waste operations areas are set back 100m or more from watercourse banks.
Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.		
Amenity		
PO 3.1	DTS/DPF 3.1	None are applicable.
Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.		
PO 3.2	DTS/DPF 3.2	None are applicable.
Access routes to waste treatment and management facilities via residential streets is avoided.		
PO 3.3	DTS/DPF 3.3	None are applicable.
Litter control measures minimise the incidence of windblown litter.		
PO 3.4	DTS/DPF 3.4	None are applicable.
Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.		
Access		
PO 4.1	DTS/DPF 4.1	None are applicable.
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.		
PO 4.2	DTS/DPF 4.2	None are applicable.
Suitable access for emergency vehicles is provided to and within waste treatment or management sites.		

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
<i>Fencing and Security</i>			
PO 5.1	Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1	Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
<i>Landfill</i>			
PO 6.1	Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1	None are applicable.
PO 6.2	Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2	Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3	Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3	None are applicable.
PO 6.4	Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4	Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
<i>Organic Waste Processing Facilities</i>			
PO 7.1	Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1	Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2	Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2	None are applicable.
PO 7.3	Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3	Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4	Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4	None are applicable.
PO 7.5	Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5	Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
<i>Major Wastewater Treatment Facilities</i>			
PO 8.1	Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1	None are applicable.
PO 8.2	Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2	None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Workers' accommodation and settlements are built with materials and colours that blend with the landscape.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

Part 12 - Concept Plans

Playford

Concept Plan 81 Edinburgh Defence Airfield Lighting Constraints



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

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

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

— Controlled Light Installation Area (5km buffer from runways)
 Maximum intensity of light source measured at 3 degrees above the horizontal



**Concept Plan 81
 EDINBURGH DEFENCE AIRFIELD
 LIGHTING CONSTRAINTS**

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

LOT 43 GODDARD DR SALISBURY PARK SA 5109

Address: [Click to view a detailed interactive CADP in SAILIS](#)

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



Property Zoning Details

- Zone**
Open Space
- Overlay**
 Airport Building Heights (Regulated) (All structures over 15 metres)
 Building Near Airfields
 Defence Aviation Area (All structures over 90 metres)
 Hazards (Flooding)
 Heritage Adjacency
 Hazards (Flooding - General)
 Major Urban Transport Routes
 Native Vegetation
 Prescribed Watercourses
 Prescribed Wells Area
 Regulated and Significant Tree
 Water Resources
- Local Variation (TNV)**
 Concept Plan (Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints)

Selected Development(s)

Shop

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this means the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Shop - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Open Space Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Land Use and Intensity			
PO 1.1 Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Open space (b) Outdoor sports courts (c) Recreation area (d) Sporting ovals and fields		
PO 1.2 Buildings are limited in number and size to provide a natural, landscaped setting.	DTS/DPF 1.2 None are applicable.		
PO 1.3 Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.	DTS/DPF 1.3 Shop gross leasable floor area does not exceed 50m ² .		
Built Form and Character			
PO 2.1 Development is designed and sited to be unobtrusive and not spoil the open space character or interrupt views of natural or landscape features.	DTS/DPF 2.1 None are applicable.		
Concept Plans			
PO 4.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 4.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table border="1" style="width: 100%;"><thead><tr><th>Description</th></tr></thead><tbody><tr><td>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td></tr></tbody></table> In relation to DTS/DPF 4.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.	Description	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints
Description			
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints			

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

Item 8.1.1 - Attachment 6 - Extract of Planning and Design Code

development.

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building work on railway land (d) fence (e) internal building works (f) land division (g) open space (h) playground (i) protective tree netting structure (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) outdoor sports courts (b) sporting ovals and fields	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
5. Office.	Except office that does not satisfy Open Space Zone DTS/DPF 1.4.
6. Outbuilding.	Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.
7. Shop.	Except shop that does not satisfy Open Space Zone DTS/DPF 1.3.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
None specified.	

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.</p>	<p>DTS/DPF 1.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
<p>PO 1.2</p> <p>Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.</p>	<p>DTS/DPF 1.2</p> <p>All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
<p>PO 1.3</p> <p>Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.</p>	<p>DTS/DPF 1.3</p> <p>The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.</p>

Procedural Matters (PM) - Referrals

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

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 3.1 Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	DTS/DPF 3.2 None are applicable.

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
PO 3.3 Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	DTS/DPF 3.3 None are applicable.		
PO 3.4 Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.	DTS/DPF 3.4 Other than a recreation area, development is located outside of the 5% AEP principal flow path.		
PO 3.5 Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	DTS/DPF 3.5 Buildings comprise one of the following: (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.		
Environmental Protection			
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 hazardous 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 erosion or siltation or lead to the destruction of vegetation during a flood.	DTS/DPF 4.2 None are applicable.		
Site Earthworks			
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 Driveways, 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 300mm above existing ground level (b) is no more than 5m wide.		
Access			
PO 6.1 Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency services vehicles or essential utility service 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 flood event.	DTS/DPF 6.2 None are applicable.		

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

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding – General) Overlay**Assessment Provisions (AP)**

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

Procedural Matters (PM) - Referrals

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

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

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Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that may materially affect the context of a State Heritage Place .	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Major Urban Transport Routes Overlay


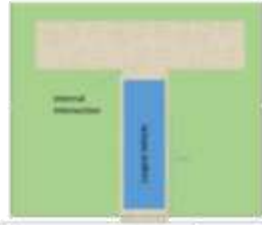
Assessment Provisions (AP)

Desired Outcome (DO)

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

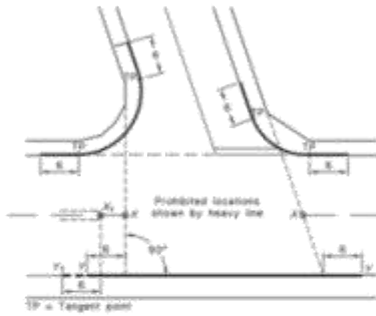
Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

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

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<p>can be contained fully within the boundaries of the development site, to minimise interruption of the functional performance of the road and maintain safe vehicle movements.</p>	 <p>(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and:</p> <ul style="list-style-type: none"> (i) is expected to be serviced by vehicles with a length no greater than 6.4m (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site). <p>(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and:</p> <ul style="list-style-type: none"> (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) (iii) any termination of, or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the largest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram: 	
Access - Location (Spacing) - Existing Access Points		
<p>PO 3.1 Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.</p>	<p>DTS/DPF 3.1 An existing access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> (a) it will not service, or is not intended to service, more than 6 dwellings (b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access (c) it is not located on a Controlled Access Road and development constitutes: <ul style="list-style-type: none"> (i) change of use between an office less than 500m² gross leasable floor area and a consulting room less than 500m² gross leasable floor area or vice versa (ii) change in use from a shop to an office, consulting room or personal or domestic services establishment (iii) change of use from a consulting room or office less than 250m² gross leasable floor area to shop less than 250m² gross leasable floor area (iv) change of use from a shop less than 500m² gross leasable floor area to a warehouse less than 500m² gross leasable floor area (v) an office or consulting room with a gross leasable floor area less than 500m². 	
Access - Location (Spacing) - New Access Points		
<p>PD 4.1 New access points are</p>	<p>DTS/DPF 4.1 A new access point satisfies (a), (b) or (c):</p>	

spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.

- (a) where a development site is intended to serve between 1 and 6 dwellings and has frontage to a local road (not being a Controlled Access Road) with a speed environment of 60km/h or less, the new access point is provided on the local road and located a minimum of 6.0m from the tangent point as shown in the following diagram:



NOTE:
The points marked X₁ and X₂ are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extension of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension T-D applies to Point X₁.

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

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

Access - Location (Sight Lines)

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

- DTS/DPF 5.1
An access point satisfies (a) or (b):
- (a) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

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

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		<p>(b) pedestrian sightlines in accordance with the following diagram:</p>	
Access - Mud and Debris			
PO 6.1	DTS/DPF 6.1	<p>Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.</p> <p>Where the road has an unsealed shoulder and the road is not kerbed the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer)</p>	
Access - Stormwater			
PO 7.1	DTS/DPF 7.1	<p>Access points designed to minimise negative impact on roadside drainage of water.</p> <p>Development does not:</p> <ul style="list-style-type: none"> (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater to an existing drainage point and system. 	
Building on Road Reserve			
PO 8.1	DTS/DPF 8.1	<p>Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users.</p> <p>No encroachment of buildings or structures onto, above or below the road reserve.</p>	
Public Road Junctions			
PO 9.1	DTS/DPF 9.1	<p>New junctions with public roads (including the opening of unmade public road junctions) or modifications to existing road junctions located and designed to ensure safe and efficient road operating conditions are maintained</p> <p>Development does not comprise any of the following:</p> <ul style="list-style-type: none"> (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction. 	

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

Procedural Matters (PM) - Referrals

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

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

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

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

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

Item 8.1.1 - Attachment 6 - Extract of Planning and Design Code

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Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.	An application is accompanied by: <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PD 1.2 Native vegetation clearance in association with development avoids the following: <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	DTS/DPF 1.2 None are applicable.
PD 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'.	Native Vegetation Council	To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.	Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.5 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) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding 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 erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.	DTS/DPF 1.6 None are applicable.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.

Procedural Matters (PM) - Referrals

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

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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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	
All development			
External Appearance			
PO 1.4	Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4	Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5	The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5	None are applicable.
On-site Waste Treatment Systems			
PO 6.1	Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1	Effluent disposal drainage areas do not: <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance			
PO 7.1	Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	DTS/DPF 7.1	None are applicable.
PO 7.2	Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2	None are applicable.
PO 7.3	Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3	None are applicable.
PO 7.4		DTS/DPF 7.4	

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Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.		None are applicable.	
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5	None are applicable.	
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6	None are applicable.	
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7	None are applicable.	

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

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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.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
Hours of Operation									
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1"> <thead> <tr> <th>Class of Development</th> <th>Hours of operation</th> </tr> </thead> <tbody> <tr> <td>Consulting room</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td>Office</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td>Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone </td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation								
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								
Activities Generating Noise or Vibration									
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>								
<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>								

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023					
intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:							
<ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 							
PO 4.5	Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5	None are applicable.				
PO 4.6	Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6	Development incorporating music includes noise attenuation measures that will achieve the following noise levels:				
		<table border="1"> <thead> <tr> <th>Assessment location</th> <th>Music noise level</th> </tr> </thead> <tbody> <tr> <td>Externally at the nearest existing or envisaged noise sensitive location</td> <td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)	
Assessment location	Music noise level						
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)						
Air Quality							
PO 5.2	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:	DTS/DPF 5.2	None are applicable.				
<ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. 							
Light Spill							
PO 6.1	External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1	None are applicable.				

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Item 8.1.1 - Attachment 6 - Extract of Planning and Design Code

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:</p> <ul style="list-style-type: none"> (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
<p>PO 1.4</p> <p>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.</p>	<p>DTS/DPF 1.4</p> <p>All vehicle manoeuvring occurs onsite.</p>
Vehicle Access	
<p>PO 3.1</p> <p>Safe and convenient access minimises impact or interruption on the operation of public roads.</p>	<p>DTS/DPF 3.1</p> <p>The access is:</p> <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
<p>PO 3.5</p> <p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. 		
Access for People with Disabilities			
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>		
Vehicle Parking Rates			
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. 		
Vehicle Parking Areas			
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>		
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>		
Corner Cut-Offs			
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p>  <p>The diagram illustrates a corner cut-off area at a road junction. It shows a road with a 4.5m wide cut-off area (shaded red) and a 4.5m wide road reserve. A dashed line indicates the 'Allotment Boundary'.</p>		

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
<p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>	
Commercial Uses	
Shop (no commercial kitchen)	<p>5.5 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.</p>

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

Class of Development	Car Parking Rate		Designated Areas
	<p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>		
	Minimum number of spaces	Maximum number of spaces	
Non-residential development			

Policy24		P&D Code (in effect) Version 2023.6 27/04/2023	
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

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

Criteria	Exceptions
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <ul style="list-style-type: none"> (a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) is within 400 metres of a bus interchange⁽¹⁾ (c) is within 400 metres of an O-Bahn interchange⁽¹⁾ (d) is within 400 metres of a passenger rail station⁽¹⁾ (e) is within 400 metres of a passenger tram station⁽¹⁾ (f) is within 400 metres of the Adelaide Parklands. 	<ul style="list-style-type: none"> (a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone

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

LOT 43 GODDARD DR SALISBURY PARK SA 5109

Address:

Click to view a detailed interactive [SAPPA](#) in SAILIS

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



Property Zoning Details

Zone

Open Space

Overlay

- Airport Building Heights (Regulated) (All structures over 15 metres)
- Building Near Airfields
- Defence Aviation Area (All structures over 90 metres)
- Hazards (Flooding)
- Heritage Adjacency
- Hazards (Flooding - General)
- Major Urban Transport Routes
- Native Vegetation
- Prescribed Watercourses
- Prescribed Wells Area
- Regulated and Significant Tree
- Water Resources

Local Variation (TNV)

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

Selected Development(s)

Tree-damaging activity

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this means the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Tree-damaging activity - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Open Space Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building work on railway land (d) fence (e) internal building works (f) land division (g) open space (h) playground (i) protective tree netting structure	None specified.

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
(j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	
3. Any development involving any of the following (or of any combination of any of the following): (a) outdoor sports courts (b) sporting ovals and fields	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
5. Office.	Except office that does not satisfy Open Space Zone DTS/DPF 1.4.
6. Outbuilding.	Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.
7. Shop.	Except shop that does not satisfy Open Space Zone DTS/DPF 1.3.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Part 3 - Overlays

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
<p>PO 1.1</p> <p>Regulated trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place 	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
<p>B. a State Heritage Place C. a substantial building of value</p> <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <p>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</p> <p>(v) treat disease or otherwise in the general interests of the health of the tree and / or</p> <p>(vi) maintain the aesthetic appearance and structural integrity of the tree</p> <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <p>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</p> <p>(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Ground work affecting trees	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <p>(a) there are no regulated or significant trees located within or adjacent to the plan of division or</p> <p>(b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.</p>

Procedural Matters (PM) - Referrals

Policy24 P&D Code (in effect) Version 2023.6 27/04/2023

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

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

**INFORMATION
ONLY
ITEM**

8.2.1

COUNCIL ASSESSMENT PANEL

DATE

23 April 2024

HEADING

Assessment Manager Quarterly Report - January to March 2024

AUTHOR

Chris Zafiroopoulos, Assessment Manager, City Development

SUMMARY

This report provides the Assessment Manager Quarterly Report for the period between January to March 2024.

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 January to March 2024.

2. REPORT

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

Overview of planning application activity

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

	Number
Planning Applications Lodged	352
Planning Applications determined	239
Notified Applications	5
Determined planning consents by relevant authority (excluding private certification)	
➤ CAP	3
➤ Assessment Manager (AM)	248
➤ AM as delegate for Panel	6

2.4 The number of development applications that were notified during this period was five (5). Six (6) development applications were 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 seven (7).

Development Applications Assessed under Delegated Authority by the Assessment Manager

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

Single storey detached dwelling, walls and fencing with combined height greater than 2.1m. at 28a Maves Rd, Para Hills

Representations – None

Decision – Approve with conditions

Warehouse Development comprising 21 tenancies together with associated office, acoustic fencing, car parking and landscaping and removal of one significant tree at 26 Willochra Rd, Salisbury Plain

Representations – Three (1 support with concerns / two oppose)

Decision – Approve with conditions

Two storey detached dwelling, associated retaining wall, fencing and removal of a regulated tree at 44a Coomurra Dr Salisbury Heights

Representations – One (Support)

Decision – Approve with conditions

One (1) Warehouse and One (1) Light Industry, car parking and landscaping at 114 Brown Tce, Salisbury

Representations – Two (Oppose)

Decision – Approve with conditions

Dwelling Addition, Freestanding Veranda & Attached Carport at 13 Rosewall Ave, Gulfview Heights

Representations – One (support)

Decision – Approve with conditions

Single storey detached dwelling, walls and fencing with combined height greater than 2.1m at 27 Destroyer St, Salisbury Heights

Representations – None

Decision – Approve with conditions

Deemed Consents

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

3. CONCLUSION / PROPOSAL

3.1 The Assessment Manager Quarterly Report for the period January to March 2024 be received and noted.

**INFORMATION
ONLY
ITEM**

8.2.2

COUNCIL ASSESSMENT PANEL

DATE

23 April 2024

HEADING

Status of Current Appeal Matters and Deferred Items

AUTHOR

Chris Zafiroopoulos, 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

The Supreme Court has advised that the appeal will be heard on 16 May 2024 by a single judge.

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 ERD Court hearing was held 20-22 September 2023. The Court issued its judgment on 1 February 2024 overturning the Panel's decision and approving the development application.

In summary, the Court found that:

- While there is a hierarchy of Neighbourhood Zones, a pre-school is an appropriate land use within the Hills Neighbourhood Zone.
- The proposal has been designed and sited to fit into the locality. The single storey form / design features being complementary to the residential vernacular. The landscaping will obscure the car park and complement the setting in the streetscape.

- The level of activity generated by the use will be consistent with general levels of activity on a collector road with a non-residential use.
- Setbacks are appropriate in this residential context.
- While the amenity will change, it will not be unreasonable as the proposal has appropriately addressed impacts, which are in keeping with what would be expected in a residential locality.

The Panel has considered further legal advice in relation to the decision and the prospects of an appeal against the decision of the ERD Court to the Supreme Court. The confidential advice was that there are grounds of appeal which are reasonably arguable relating to the way in which the Commissioner construed the Plan. As a result of this advice the Panel has resolved to lodge an appeal to the Supreme Court. The appeal was filed on 21 February 2024.

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 in order for the applicant to appeal another development application that has been refused by Council.

Background

The Applicant appealed against the decision of the Panel to refuse the development application for three two storey group dwellings at 173-175 Park Terrace, Salisbury. 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 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 in order for the applicant to appeal another development application that has been refused by Council.

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.

A revised proposal (Development Application 23013692) 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 on this application.

Applicant Appeal to Environment, Resources and Development Court, N43 Pty Ltd v City of Salisbury (ERD-24-000009) - Development Application 23023699

At the request of the Applicant, the matter has been adjourned until 25 June 2024. The Applicant is waiting the outcome of the ‘Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment’ which is presently out for public consultation, before progressing any further argument.

The applicant submitted a development application with another planning accredited authority for *Two Ancillary Buildings* at Unit 1-2, 30 Shepherdson Road, Parafield Gardens, SA 5107. The application was subsequently lodged with Council for development approval – having obtained both planning consent and building consent from accredited professionals.

Council staff received legal advice and wrote 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 development application was refused (and the applicant invited to submit a new planning application for this development, to the correct relevant authority).

The applicant appealed this decision.

Note: At this time, the N27 and N43 matters listed above (three separate matters) will follow the same ERD Court schedule, and therefore, all matters are presently adjourned until 25 June 2024.