AGENDA

FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON

24 SEPTEMBER 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 Zafiropoulos (Assessment Manager)
Acting General Maager City Development, Ms S Klein
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 August 2024.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

Development Applications

8.1.1 **23038141** 7

90 Research Road, Pooraka SA 5095 and 256-258 Bridge Road, Pooraka SA 5095

Amendment to Development Approval (DA) 361/1549/2016/3B (as varied by DA 361/1547/2019 and 361/994/2020) for a Place of Worship and Cemetery

OTHER BUSINESS

8.2.1 Status of Current Appeal Matters and Deferred Items 537

8.2.2 Policy Issues Arising from Consideration of Development Applications

8.2.3 Future Meetings & Agenda Items

CLOSE

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MINUTES OF COUNCIL ASSESSMENT PANEL MEETING HELD IN THE WITTBER ROOM, SALISBURY COMMUNITY HUB, 34 CHURCH STREET, SALISBURY ON

27 AUGUST 2024

MEMBERS PRESENT

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

STAFF

Assessment Manager, Mr C Zafiropoulos
Development Officer Planning, Mr B Ferguson
Team Leader Business Services, Ms H Crossley

The meeting commenced at 6.30pm.

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

APOLOGIES

Nil

LEAVE OF ABSENCE

Nil

ADOPTED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 23 April 2024, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Nil

8.2.1 Assessment Manager Quarterly Report - April to June 2024

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

8.2.2 Status of Current Appeal Matters and Deferred Items

Mr R Bateup moved, and the Council Assessment Panel resolved that the information is received.

8.2.3 Annual Report of the Council Assessment Panel for 2023/24

Mr B Brug moved, and the Council Assessment Panel resolved that the draft Council Assessment Panel Annual Report for 2023/24 be adopted with the following changes:

Paragraph 1.4

Remove Panel Members full first names and replace with initials only.

Paragraph 1.30

Replace “While the Panel may continue to exercise its professional judgement and potentially reject proposals, this may not address the current community expectations for non-residential development proposals in residential area.” with “While the Panel will continue to exercise its professional judgement, the outcome may not be consistent with the current community expectations.”

8.2.4 Planning System Implementation Review

Mr J Botten moved, and the Council Assessment Panel resolved to note the Final Report and State Government response to the Expert Panel on the Planning System Implementation Review.

8.2.5 Delegations

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

1. Revokes, in accordance with Section 100(2)(d) of the *Planning, Development and Infrastructure Act 2016* its previous delegations to the Assessment Manager and General Manager City Development of those powers and functions under the *Planning Development and Infrastructure Act 2016* as included in Attachment 1 (CAP meeting 26 September 2023, Item no. 8.2.1).
2. Delegates in exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 201*6 and statutory instruments made thereunder contained in the proposed Instrument of Delegation as Attachment 1 to this report (CAP, 27 August 2024, Item 8.2.5) to the positions identified in the third column of the proposed Instrument of Delegation subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.
3. Notes the delegated powers and functions may be exercised individually by each delegate in respect of any particular matter where the delegate is required or proposing to act in the course of their duties.
4. Notes that such powers and functions may be further delegated by the Assessment Manager in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation as included in Attachment 1(CAP, 27 August 2024, Item 8.2.5).
5. Notes the power in Sections 119(9) and (14) of the *Planning, Development and Infrastructure Act 2016* and Regulation 7 of the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019* may be further delegated by the General Manager City Development in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the General Manager City Development sees fit, unless otherwise indicated in the Schedule of Conditions contained in the proposed Instrument of Delegation as included in Attachment 1(CAP, 27 August 2024, Item 8.2.5).
6. Notes that the delegations be reviewed in September 2025.

8.2.6 Appeal Matter ERD-23-000053 for a Childcare Centre at 61 Stanford Road, Salisbury Heights (Development Application 23002678)

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

1. Report is noted.
2. Copy of report be presented to Council to consider the current Code policy expression and how it aligns with current community expectations for non-residential development proposals in residential areas.

8.2.7 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.8 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 24 September 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 7.46 pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 27 August 2024
(refer to email approving minutes registered in the City of Salisbury's Record Management System - Document Number 82772366)

ITEM 8.1.1

COUNCIL ASSESSMENT PANEL

DATE 24 September 2024

APPLICATION NO. 23038141

APPLICANT Mr Lou Fantasia

PROPOSAL Amendment to Development Approval (DA) 361/1549/2016/3B (as varied by DA 361/1547/2019 and 361/994/2020) for a Place of Worship and Cemetery - comprising:
- relocation of the Place of Worship building to 90 Research Road.
- re-design of the Place of Worship building including an increase in building height.
- two-way vehicular access to/from Research Road.
- vehicular egress only to Bridge Road; removal of the children's playground.
- re-configuration of the stormwater detention basin.

LOCATION 90 Research Road, Pooraka SA 5095 and
256-258 Bridge Road, Pooraka SA 5095

CERTIFICATE OF TITLE CT 5511/921 & CT 6156/573

AUTHOR Keiron Barnes, Planning Consultant

1. DEVELOPMENT APPLICATION DETAILS

Zone/Subzone	Strategic Employment Zone No Subzone applies
Application Type	Performance Assessed
Public Notification	Representations received: Six Representations to be heard: Two
Referrals - Statutory	Environment Protection Authority (EPA) Commissioner of Highways Parafield Airport Limited
Referrals – Internal	Development Engineer
Planning and Design Code Version	2024.7
Assessing Officer	Kieron Barnes – Planning Consultant (Planning Studio)
Recommendation	Planning Consent with Reserved Matters and Conditions
Meeting Date	24 September 2024

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
Attachment 2:	Sign on Land and Representations
Attachment 3:	Response to Representations
Attachment 4:	Agency Responses
Attachment 5:	Code Extract

3. BACKGROUND

On 28 February 2017, Council's Development Assessment Panel (DAP) considered Development Application No. 361/1549/2016/3B for a "P*lace of Worship with associated activities and cemetery with car parking, landscaping and stormwater management arrangements*" at 256-258 Bridge Road, Pooraka. The DAP granted Development Plan Consent to the proposal, subject to conditions. *(Note: this followed initial deferral by the DAP at the meeting of 13 December 2016)*.

A copy of the DAP Agenda items is provided as a link to the CAP members.

The decision to grant planning consent was subsequently appealed to the Environment, Resources and Development Court (ERDC) by representors with third party appeal rights. On the 9 July 2018 the ERDC confirmed the granting of consent subject to updated conditions and plans.

The key elements of 361/1549/2016/3B were to establish a substantial mosque building adjacent to and facing Bridge Road and a cemetery with a burial preparation building to the rear (west) of the land. Access to and from the land was also proposed via Bridge Road.

During 2019, Development Plan Consent was granted under delegated authority to amendment application 361/1547/2019, to introduce staging to the proposal (and amendment of conditions). In particular, Stage 1 allowed for establishment of the cemetery and burial building to the west of the land, along with some car parking and access via Jay Street. Stage 2 sought to deliver the remainder of the development, including the Mosque building, as well as access to/from Bridge Road.

During 2020, Development Plan Consent was granted under delegated authority to a further amendment application, 361/994/2020/1B, to relocate the burial preparation building, and amend car parking and fencing.

Development Approval was subsequently granted for Stage 1 and by condition of approval, the Applicant was afforded 6 years to substantially complete the development (by 31 July 2026).

The development has commenced and the burial preparation building, fencing to the southern boundary and Bridge Road boundary and car parking have been completed together with the commencement of burials.

4. EXECUTIVE SUMMARY

The proposed development seeks Planning Consent to vary the existing approval (DA 361/1549/2016/3B, as varied by 361/1547/2019 and 361/994/2020). In essence, the variation seeks to relocate the Place of Worship (Mosque building) from its approved location facing Bridge Road to a new location at 90 Research Road, Pooraka. The variation also seeks to amend the design of the Mosque building and improve traffic flows through the site. The cemetery arrangement will generally remain as per the existing approval.

In accordance with Table 5 of the Strategic Employment Zone, the proposed development was subject to a statutory public notification process. Public notification occurred between 17 May 2024 and 6 June 2024, with six representations received. Five expressed opposition to the proposal while one representor expressed support. The key issues raised in the representations relate to traffic movements and interface with existing industrial activities.

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:

- Seeks to amend an existing and valid development approval, and remains generally consistent with the uses sought by the Strategic Employment Zone;
- Provides sufficient car parking spaces to accommodate the anticipated demand of the Place of Worship;
- Has appropriately addressed the anticipated additional traffic movements;
- Represents an appropriate design, which will not detract from the character of the locality; and
- Has appropriately addressed potential interface issues with nearby industrial activities areas.

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

5. SUBJECT SITE

The subject land comprises two parcels of land as follows:

- 256-258 Bridge Road, Pooraka (CT 6156/573); and
- 90 Research Road, Pooraka (CT 5511/921).

The subject land has a combined area of approximately 1.7 hectares and has frontages to Bridge Road to the east, Research Road to the south and Jay Street to the west.

The eastern portion of the subject land at 256-258 Bridge Road is generally vacant apart from a recently constructed building that is used for preparation of burials. Currently, no vehicular access is provided from this portion of the subject land to Bridge Road. Vehicular access is provided to Jay Street.

The portion of the land at 90 Research Road currently contains several buildings associated with a previous industrial use. This portion of the subject land provides two access points to Research Road.

The locality is mixed in character with industrial and commercial development located west of Bridge Road and low-density residential located east of Bridge Road.

From a zoning perspective, the subject land, as well as the adjoining allotments to the north, west and south, are located in the Strategic Employment Zone. The residential development within the locality is located in the General Neighbourhood Zone.

Site photos are provided below.

Photo 1: View North-East into Jay Street from Research Road



Photo 2: Looking South-East along Research Road, close to Jay Street Intersection



Photo 3: The front of 90 Research Road



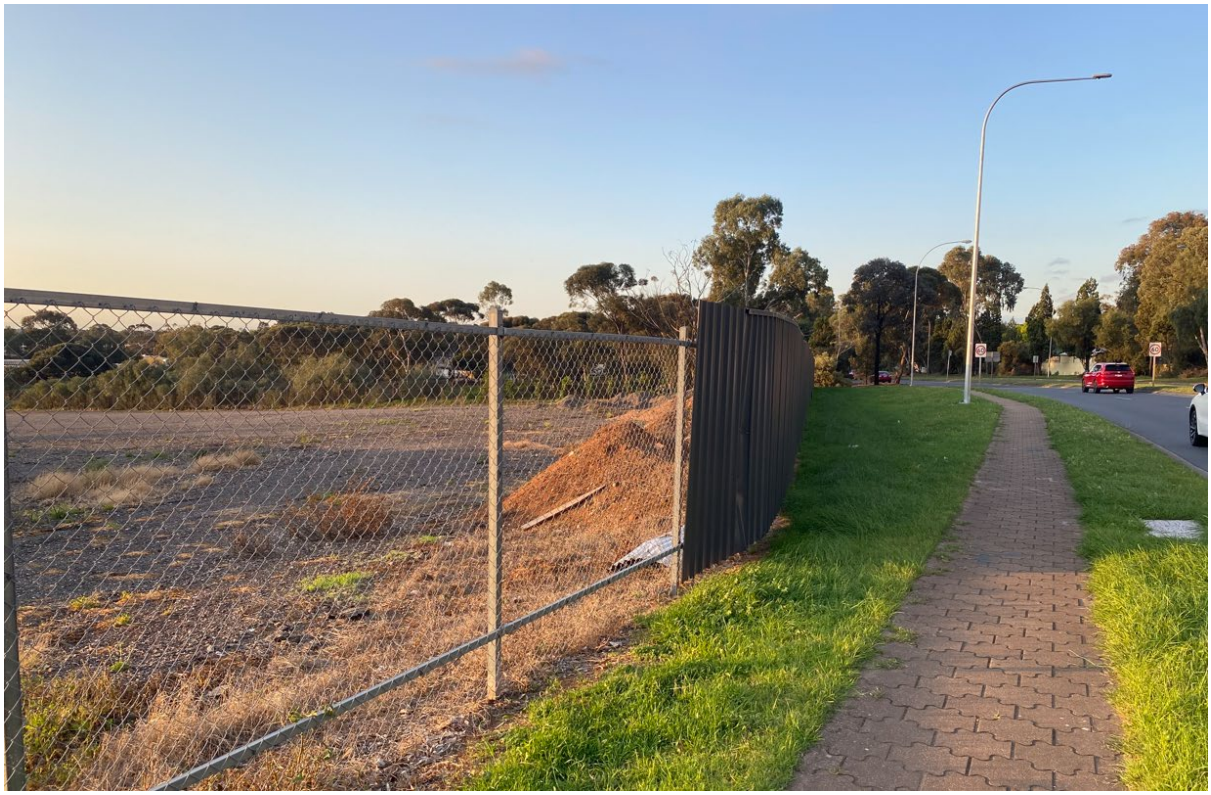
Photo 4: View North-West from the front of 90 Research Road



Photo 5: Looking North into 256-258 Bridge Road, close to the Bridge Road/Research Road Intersection (Commercial Development at 96 Research Road on the left / residential on right)



Photo 6: View North along the Bridge Road frontage of 256-258 Bridge Road



P*hoto 7: Looking North-West at the Bridge Road frontage of 256-258 Bridge Road*



6. LOCALITY

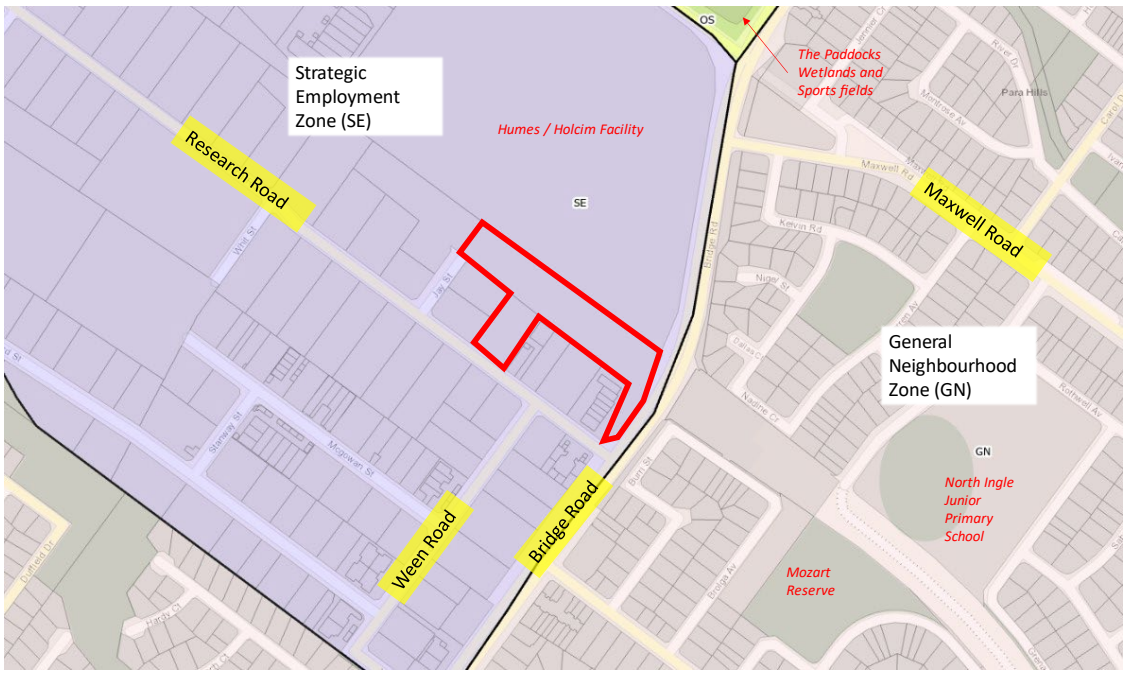
A locality plan and contextual plan are provided below.

Locality Plan – Aerial



Legend (Source: NearMap)	
	Site boundary
	Locality boundary
	Representor

Locality Plan – Cadastre



Legend (Source: SAPPA)	
	Site boundary

Panaroma View – Looking North:



Legend (Source: Nearmap)	
	Subject Site

7. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development seeks to vary the existing approval for DA 361/1549/2016/3B which was described as "Place of Worship with associated activities and a cemetery with carparking, landscaping and stormwater arrangements". The proposed variations are illustrated in the figures below:

Figure 1: *Approved Site Plan*

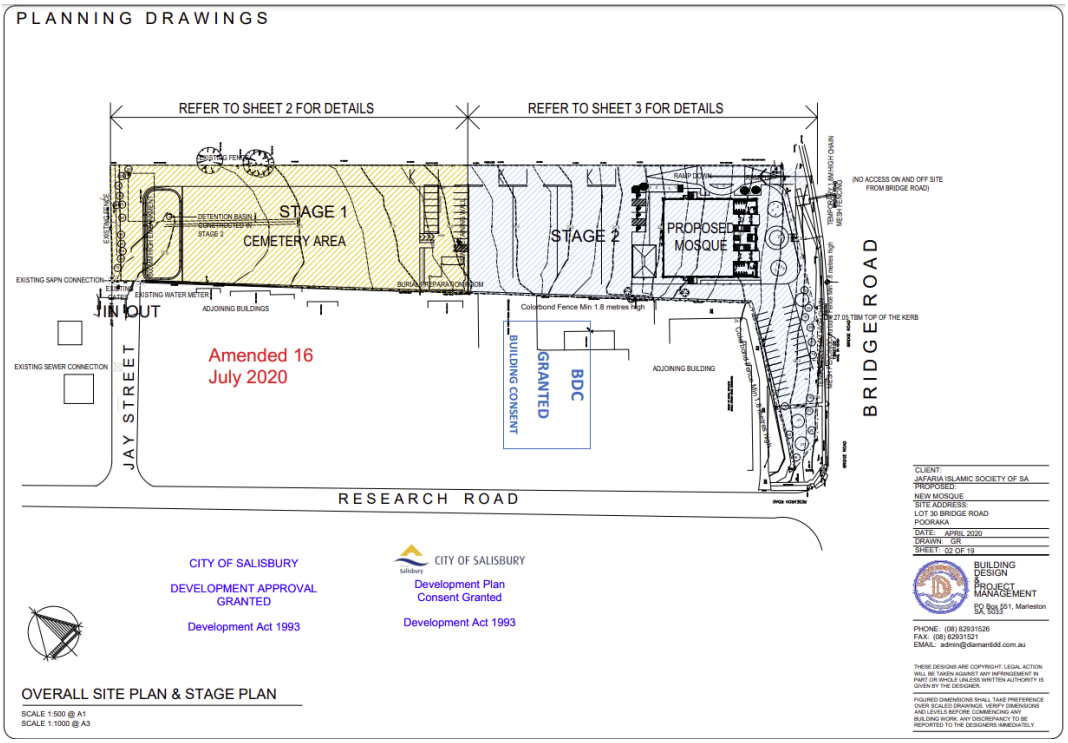


Figure 2: *Proposed Site Plan*

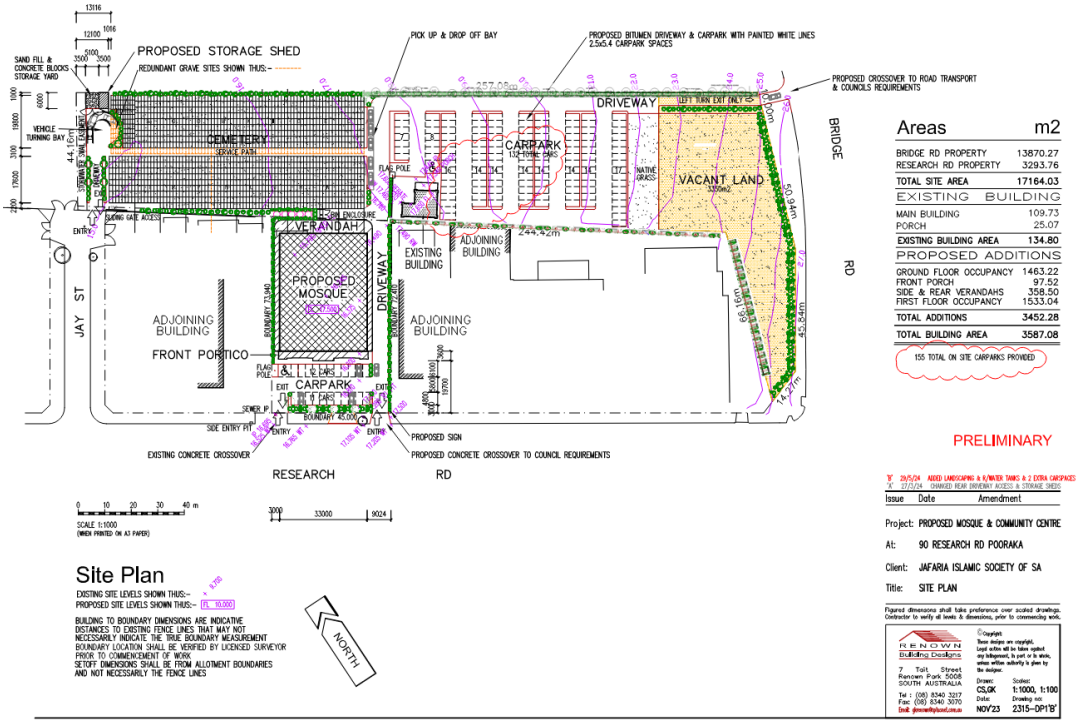


Figure 3: *Approved Mosque Building (Note: East elevation facing Bridge Road)*

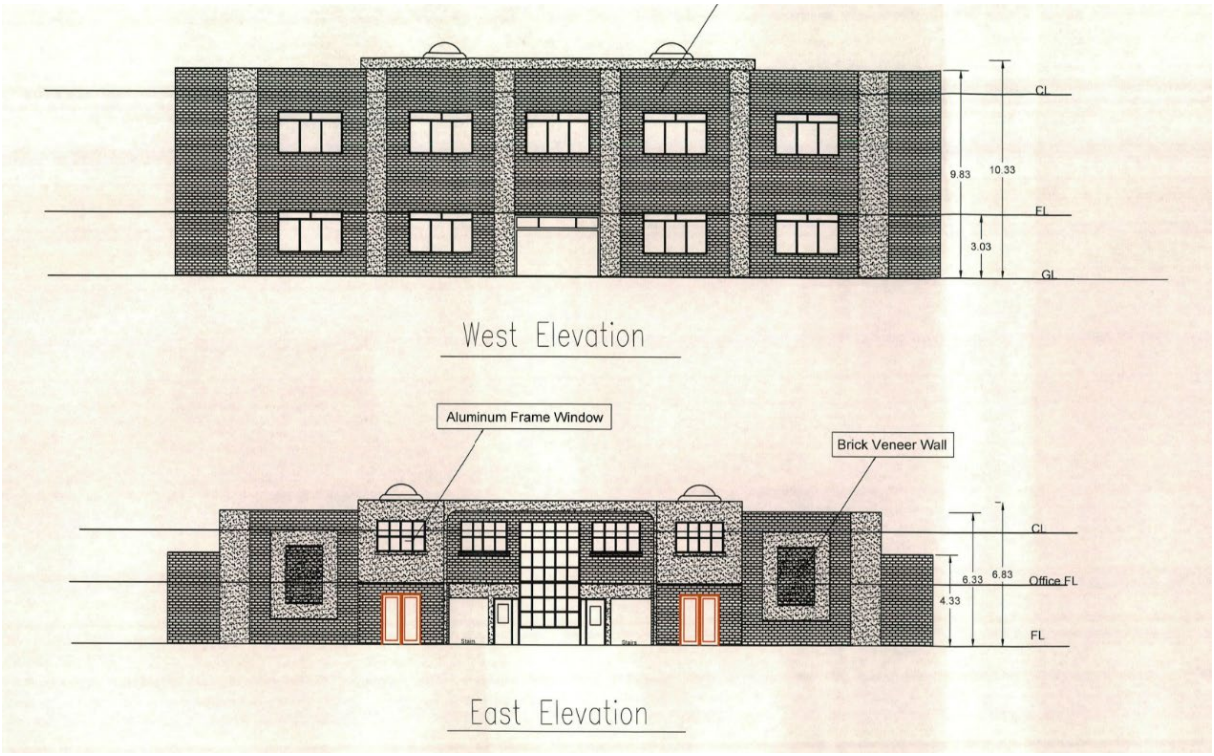
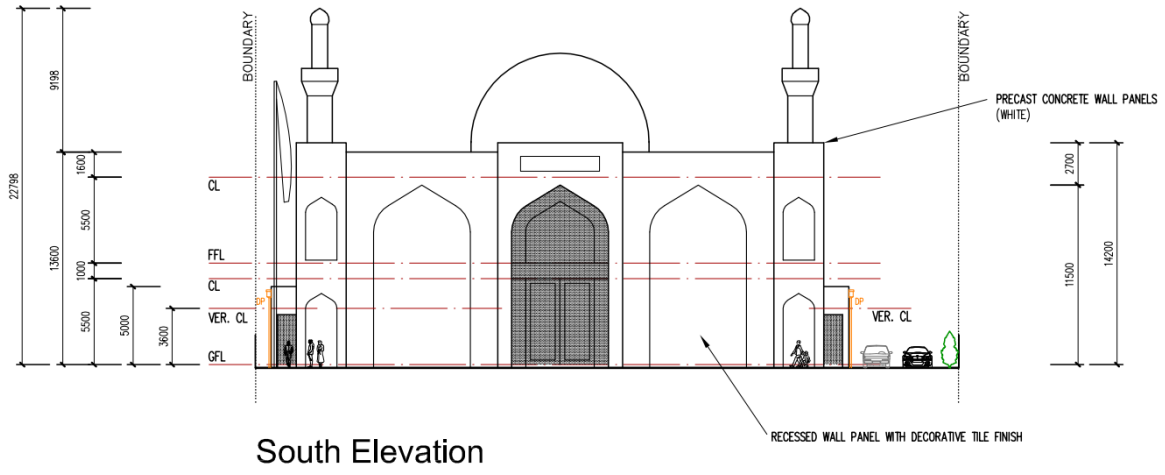


Figure 4: *Proposed Mosque Building (South Elevation Facing Research Road)*



A Place of Worship is defined in the Planning and Design Code as:

> *... premises used by an organised group for worship and religious activities. The use may include facilities for social, educational and charitable activities associated with the congregation.*

In essence, the proposed variation seeks to relocate the approved Place of Worship (Mosque) from a portion of the site fronting Bridge Road to a new location fronting Research Road. It is understood that the relocation of the Mosque has been proposed so the building can be placed in a central location on the site and to provide a more convenient access arrangement. To this end, it is noted that the previous (approved) scheme included a relatively complicated arrangement for traffic movements with vehicles entering the site from Bridge Road and then exiting via Jay Street to the west.

As illustrated in Figures 3 and 4, the proposed amendment seeks to change the design of the Mosque building, including an increase in wall height and overall height (to the towers). The Mosque remains a substantial building of two storeys in height. A large 'hall' of some 1,102m^2 will be located at the front (south) of the building. At the rear of the Hall at ground level will be a kitchen, servery, toilets, playroom, meeting rooms and separate entries for males and females. A number of classrooms, library and additional toilets will be located at the upper level.

The building will feature two tower elements at either end of the southern (front) elevation as well as a central dome which will sit above the Hall. Verandahs will be located on the sides and rear of the building. The towers will reach a maximum height of 22.8 metres while the walls of the building will be 14.2 metres in height.

The building will feature white precast concrete wall panels with decorative tiles along the southern elevation.

A car park providing 130 spaces will be established to the north-east of the Mosque generally in the location of the approved car park. A smaller car park providing 23 spaces will be located to the south of the proposed Mosque fronting Research Road. Two vehicular access points will be provided to Research Road while an internal driveway will be located on the eastern side of the Mosque to provide access to the main car park to the north-east of the building. An exit (left turn only) will be provided to Bridge Road in the north-eastern corner of the site.

The plans note that an existing building (for burial preparation) is located near the main car park and cemetery. Vehicular access to the cemetery will be provided via the main internal driveway and by an additional access to Jay Street.

Stormwater will be managed with a 45kL rainwater tank to capture roof run-off from the Mosque as well as an underground drainage system which will direct flows from the car park and cemetery to the Council's drainage easement to the west of the site. A Gross Pollutant Trap will be installed 'upstream' of the discharge location to capture gross pollutants and hydrocarbons.

In terms of the operational aspects of the proposed development, the applicant's Planning Consultant has advised that the Mosque will be open for prayers and other activities between 4:00am and 11:00pm seven days a week. This is consistent with the existing development approval, which restricts hours of operation via the following condition (which will continue to apply to the proposed development):

> *All activities on the land or within the buildings hereby approved shall occur within the hours of 4am – 11pm on any day.*

The Mosque can accommodate a maximum of 500 people. However, the applicant's Planning Consultant has advised that a maximum of 300 people is more likely during certain events such as Ramadhan. This is consistent with the existing approval and the following existing conditions of approval will continue to apply to the proposed development:

> *Where more than 350 persons attend on the land, the formal car parking areas shall be managed and supervised by Jafaria Shia Management personnel with a minimum of one person stationed at each of the Bridge Road and Jay Street entrances to ensure that vehicle movement and parking occurs safely, effectively and efficiently. In respect of such events management personnel are to monitor vehicle numbers to ensure the safe and efficient utilisation of all parking areas.*
>
> And
>
> *The total number of people on the site at any one time shall not exceed 500 people with over-flow parking utilised and made accessible during special events on the subject land.*

While an internal public address (PA) system will be installed within the Hall, the applicant's Planning Consultant advises that the Mosque will generally be a place of quiet prayer. However, on occasion, the Mosque will be used for weddings and funerals. The Applicant has confirmed there is no outdoor PA system, and no speakers are used for the call to prayer.

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

8. CLASSIFICATION

The site is located within the Strategic Employment 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 Strategic Employment Zone identifies classes of performance assessed development that are excluded from notification. Given that Table 5 does not exclude the development of a 'Place of Worship' from notification, the proposed development requires public notification. Accordingly, Public notification was undertaken between 17 May 2024 and 6 June 2024. Six valid representations were received with five representors advising of their opposition to the proposed development while the remaining representor supports the development. Two of the representors has requested to be heard by the CAP.

The representors are listed in the Table below.

Representations received		
Representations received		**Wish to be Heard**
1	Maryanne Camerini, 43a Coomurra Drive, Salisbury Heights SA 5109	**No**
2	Sidra Batool, 51 Henderson Avenue, Pooraka SA 5095	**Yes**
3	Peter Williams. 31. 30 Burri street Ingle Farm SA 5098	**No**
4	Stewart Burton, Humes, 290 Burnwood Road, Hawthorn VIC 3122	**Yes**
5	Donna Hoeymakers, 3/111 Research Road POORAKA SA 5095	**No**
6	Pete Hoeymakers, 3/111 Research Road POORAKA SA 5095	**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 'External Noise Reduction Report' prepared by Echo Acoustic Consulting, 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
Land Use • The relocated site of the Place of Worship is inconsistent with the Strategic Employment Zone which seeks low-impact development (such as place of worship) on land adjacent to another zone which is used for residential purposes. ***Traffic*** • Excessive traffic.	The Applicant, via their Planning Consultant (Lou Fantasia), provided a response which has been summarized under the below headings. ***Land Use*** • The development is considered an appropriate land use within the zone, locality and on the subject land. ***Traffic*** • The traffic report prepared by Phil Weaver and Associates concludes that the traffic generation is *"...unlikely to result in*

• Research Road is already at capacity with heavy vehicles. • The Bridge Road and Research Road intersection is dangerous with many accidents. • The intersection of Research Road and Main North Road is also dangerous. • Increased congestion will impact local businesses. ***Noise*** • Excessive noise – proximity to Retirement Village on Bridge Road. • An acoustic assessment should be provided to demonstrate that the Mosque will be sited and designed to be protected from existing and proposed noise sources generated by Holcim operations. ***Visual appearance*** • Size of development. ***Interface issues*** • Holcim intends to construct a concrete pipe manufacturing facility adjacent the cemetery and Mosque. • The nature of activities has the potential to unduly impact the operations of existing industrial uses such as the existing and proposed Holcim operations. ***Other matters*** • Procedural question as to whether the proposal can be assessed as a variation application. • Impact of cemetery on the aquifer. • Cultural differences. **In Support** • Provision of multicultural programs.	*unacceptable adverse traffic impacts on the adjacent road network.”*. • The peak activity times for the Mosque and associated activities occurs in the evening and weekends outside of normal business hours for the surrounding and nearby developments. • The development is unlikely to result in unreasonable noise impacts on the retirement village on the eastern side of Bridge Road. ***Noise*** • Echo Acoustic Consulting has recommended a number of measures to minimise the influence of ambient environment noise within the Mosque building. These measures include precast concrete walls, external glazing, treatment to the roof and ceiling and mechanical ventilation. ***Design:*** • The design, finish, height and scale of the Place of Worship would not be out of place in the locality. ***Other Matters:*** • The application is a new development application which seeks to vary the approved development in so far as the location of the Mosque building and access arrangements.

10. REFERRALS – STATUTORY

Commissioner of Highways

Given that subject land is located within the Urban Transport Routes Overlay and the proposed development will create a new access to a State Maintained Road (Bridge Road), referral to the Commission of Highways was required. The Commissioner of Highways has not objected to the proposed development but has directed that a number of conditions be attached to any Planning Consent. These Conditions reinforce that the access to Bridge Road shall be limited to a left turn exit only.

Environment Protection Authority (EPA)

The proposed development was referred to the EPA as it proposes a change in use of land to a more sensitive use (at 90 Research Road). The advice provided by the EPA concludes that:

> *Based on the available information, the EPA understands:*
>
> - *site contamination may exist, and*
> - *realistic human health exposure pathways have not been identified based on the proposed land use, subject to the appropriate management of potential site contamination issues during construction.*
>
> *The EPA is satisfied, based on the information available, that the preconditions for audit have not been met based on the proposed non-sensitive land use.*
>
> *The EPA is of the opinion that sufficient information has been provided which reasonably demonstrates the site can be made suitable for the proposed use, subject to a statement of site suitability being issued (using the form required by Practice Direction 14) by an appropriately qualified and experienced site contamination consultant.*

The EPA has directed that a number of conditions be attached to any Planning Consent. These conditions reinforce that remediation works be undertaken in accordance with the Construction Environmental Management Plan.

Parafield Airport

The proposed development was referred to Parafield Airport as the building exceeds 15 metres in height within the Airport Building Heights (Regulated) Overlay. Parafield Airport has not objected to the proposed development but has indicated that the developer should be advised of a number of requirements and restrictions.

Agency Referral comments extracted from the SA Planning Portal are provided in Attachment 4.

11. REFERRALS – INTERNAL

Development Engineer

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

12. ASSESSMENT

Seriously at Variance?

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 Strategic Employment 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 been undertaken against the relevant provisions of the Planning and Design Code and is summarised below under a series of headings. A Policy Enquiry extract containing the relevant provisions of the Planning and Design Code is contained in Attachment 5.

Having considered the proposal, the policies provided in the extract are considered to be relevant to the assessment of the proposal.

Overlays

A summary of the proposal'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 – Parafield Airport has not objected to the proposed development.
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 - General)	Satisfied – the siting of the buildings will be outside land prone to flooding.
Prescribed Wells Area	Not applicable – the proposed development will not rely on a water supply from a prescribed well.
Regulated and Significant Tree	Not applicable – the proposed development does not propose Tree Damaging Activity.
Traffic Generating Development	Satisfied – the proposed development will not impact on the Safe and efficient operation of Urban Transport Routes for all road users.
Urban Transport Routes	Satisfied – the proposed development will not impact on the Safe and efficient operation of Urban Transport Routes for all road users.

Land Use

The Strategic Employment Zone seeks:

> *A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state. (DO 1)*

At the outset, it is noted that the proposal seeks to amend an existing, valid development approval. On this basis, the proposed development is not seeking to introduce a new use to the Zone. Rather, it is seeking to relocate the approved Place of Worship to a more centralized location which will provide efficiencies in terms of internal traffic movements and access points to the surrounding road network.

It is also noted that a 'Place of Worship' is specifically contemplated in the Strategic Employment Zone (DTS/DPF 1.2) where the site is adjacent land in another Zone used or expected to be primarily used for residential purposes. It is further noted that PO 1.2 advises that low-impact, non-residential uses (such as a Place of Worship) may be located on land adjacent to another zone in order to *"... mitigate adverse amenity and safety impacts on the adjoining zone"*. Importantly, PO 1.1 and DTS/DPF 1.1 do not indicate that these low-impact, non -residential uses should not be developed in other parts of the Strategic Employment Zone. Rather, these provisions indicate that land adjacent to residential areas is particularly appropriate for lower-impacting forms of non-residential development.

Further, while the proposed Place of Worship will be located amongst a range of existing commercial and industrial activities (including the Humes/Holcim manufacturing facility to the north), the siting and design of the building has sought to minimise the potential that nearby activities will be unduly impeded. To this end, the applicant has demonstrated through the provision of an Acoustic Report that the Mosque will be designed to reduce the transfer of noise from external sources into the building.

On this basis, the land use is considered appropriate and consistent with the following land use and intensity provisions of the Strategic Employment Zone.

PO 1.1 *Development primarily for a range of higher-impacting land uses including general industry, warehouse, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.*	*DTS/DPF 1.1* *Development comprises one or more of the following:* *(a) Advertisement* *(b) Automotive collision repair* *(c) Electricity substation* *(d) Energy generation facility* *(e) Energy storage facility* *(f) Fuel depot* *(g) General industry* *(h) Intermodal facility* *(i) Light Industry* *(j) Motor repair station* *(k) Public service depot* *(l) Rail marshalling yard* *(m) Renewable energy facility (other than a wind farm)* *(n) Retail fuel outlet* *(o) Service trade premises* *(p) Shop* *(q) Store* *(r) Telecommunications facility* *(s) Training facility* *(t) Warehouse*
PO 1.2 *Development on land adjacent to another zone which is used for residential purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.*	*DTS/DPF 1.2* *Development involving any of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes:* *(a) Bulky goods outlet* *(b) Consulting room* *(c) Indoor recreation facility* *(d) Light industry* *(e) Motor repair station* *(f) Office* *(g) Place of worship* *(h) Research facility* *(i) Service trade premises* *(j) Store* *(k) Training facility* *(l) Warehouse.*

Interface between Land Uses

The Strategic Employment Zone seeks development which achieves a:

A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements. (DO 3)

Further guidance is provided by the following 'Interface between Land Use' General Development Policies within the Planning and Design Code:

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

PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.

PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

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

PO 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 manouvring 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.

In response to the provisions listed above, it is noted the new location of the Place of Worship will be further away from existing residential development on the eastern side of Bridge Road. Therefore, any potential impacts on the residential area (such as noise and traffic movements) will be further reduced by the proposed development.

It is also noted the Place of Worship building will now sit amongst a range of industrial and commercial activities which, potentially, create greater impacts on the locality in terms of noise, dust and odour than the Place of Worship. In this context, the Place of Worship represents a relatively benign, low-impact land use which is unlikely to adversely affect neighboring properties in terms of noise, odour and dust.

Notwithstanding the above, concerns have been expressed during the notification process that the proposed Place of Worship may be adversely affected by existing industrial activities in the Strategic Employment Zone – particularly the Humes/Holcim manufacturing facility to the north. In order to address this concern, the applicant commissioned Echo Consulting to provide advice in relation to the incorporation of noise reduction measures into the building to minimise noise levels inside the Mosque from external activities such as industry and traffic. These noise reduction measures provide detailed recommendations in relation to the following elements of the built form:

- External walls;
- External glazing;
- Roof;
- Ceiling;
- External doors;
- Mechanical ventilation; and
- Penetrations.

The Echo External Noise Reduction report advises that:

> *The desktop predictions are based on a noise model of the Mosque and its construction details, to ensure each facade element provides a level of external noise reduction which maintains the integrity of each other element, so as to provide an outcome which is noticeably improved in comparison to a standard facade construction.*

With the above in mind, it is considered the proposed development will not be unduly impacted by surrounding industrial/commercial activities, nor will it have an unreasonable impact on surrounding land uses and therefore satisfies the relevant Interface between Land Uses General Development Policies.

Traffic, Access and Parking

The proposed development seeks to alter the approved traffic arrangements by relocating the approved Place of Worship to a more central location on the subject land. This will mean that vehicular access will predominantly be from Research Road with a new internal driveway providing access to the main car parking area and cemetery to the north of the Mosque.

The driveway access to Jay Street will be used for intermittent use for service vehicles and one-way exit to Bridge Road will help to disperse traffic directly to the arterial road. The use of Research Road for the primary access will enable motorists to use the signalised intersection on Bridge Road. The revised access arrangements are considered to be an improvement from the previous approved arrangements.

The Traffic and Parking Assessment report provided with the application concludes that:

In summary, we consider that the proposed development will:

- *Provide a design standard which is appropriate and meets the requirements of the relevant Australian Standards for off-street parking areas,*
- *Be unlikely to result in unacceptable adverse traffic impacts on the adjacent road network, and*
- *Provide 153 formal on-site car parking spaces which would facilitate a capacity for up to 634 persons on the subject site based upon the above assessment.*

The Council's Development Engineer concurs with the conclusions of the Traffic and Parking Assessment. Further, the Commissioner of Highways has not expressed any concerns with the overall development or the proposed exit (left turn only) to Bridge Road.

For the above reasons, the proposed development is considered to provide sufficient car parks to accommodate the needs of the Mosque, and the changes to the traffic arrangements represent a more efficient outcome for the development and the locality. Further, the proposed development should not result in adverse traffic impacts within the locality.

For the reasons outlined above, the proposed parking and traffic arrangements are considered acceptable and satisfy the relevant provisions in the Traffic Generating Development and Urban Transport Routes Overlays as well as the following 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 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.

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.

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 manouvering occurs onsite.

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

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

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

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 6.5 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.

Design / Appearance

It is noted that the design, scale and appearance of the proposed Mosque was determined to be acceptable during the assessment of the original application. It is also noted the new location of the Mosque will be further away from the existing residential area and will no longer be readily visible from Bridge Road. Therefore, the visual impact of the proposed development will be substantially reduced when viewed from the residential area.

The main wall of the proposed Mosque building will be setback close to 20 metres from the Research Road property boundary, set behind a car parking area, with allowance for a generous landscape area along the front property boundary. The building will be setback further than established buildings on adjoining sites.

The wall of the Mosque will be setback 3 metres from the western side boundary allowing for a 1-metre-wide landscape strip in this location, and 9 metres from the eastern side boundary, providing sufficient space for a 6 metre wide access driveway providing connection to the rear of the site and landscaping.

Given this, and recognising immediate neighbouring sites to the east and west of the Mosque building, as well as to the south (on the opposite side of Research Road) are all commercial/industrial in nature, ensures the scale and siting of the building will not have an inappropriate impact on the streetscape and locality.

The proposed mosque exhibits a traditional design, utilising arches, towers and central dome, making use of precast concrete panels in a white colour, with horizontal rebated bands in a contrasting grey colour, and decorative tiles to add visual interest.

Given the height of the towers, the building will be noticeable from Research Road. It is not uncommon for places of worship to be landmark building in their localities. In this instance, given the proposed setbacks and quality design / appearance, it is considered the Mosque building appropriately aligns with the following provisions of the Strategic Employment Zone:

DO 3 *A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.*

PO 3.1 *Development includes distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.*

PO 3.3 *Buildings are set back from the primary street boundary to contribute to a consistent streetscape.*

PO 3.5 *Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.*

Landscaping

The Strategic Employment Zone includes the following provisions in relation to the provision of landscaping:

PO 3.1 *Development includes distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.*

PO 5.1 *Landscaping is provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of large buildings when viewed from public spaces and adjacent land outside the zone.*

PO 5.2 *Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.*

DTS/DPF 5.2 Landscape areas comprise:

(a) not less than 10 percent of the site
(b) a dimension of at least 1.5m.

PO 5.3 Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings.

A Landscape Schedule has been provided which indicates that additional landscaping will be planted along the boundaries of the subject site. The landscaping will assist to soften the impact of the building as viewed from south. With the inclusion of the cemetery, the proposed landscaping satisfies the desired minimum of 10% of the site and achieves a minimum dimension of at least 1.5 metres. In this way, the proposed landscaping will satisfy the requirements of the Planning and Design Code.

Notwithstanding the above, the Landscape Plan has not been prepared by a Landscape Architect or a suitably qualified professional. Accordingly, it is recommended that a Reserved Matter be included to require that an updated Landscape Plan be prepared and submitted for the further assessment.

Assessment Summary

The proposed variation to the approved 'Place of Worship' satisfies the relevant provisions of the Planning and Design Code. More specifically, the proposed use is anticipated in the Strategic Employment Zone and aligns with the lawful approved use, the parking and access arrangements will appropriately accommodate the use and the proposed acoustic treatment measures will ensure that the Place of Worship will not be unduly impacted by existing industrial activities in the locality.

For the reasons outlined in this report, the proposed development satisfies the relevant provisions of the Planning and Design Code and warrants Planning Consent.

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:

- Seeks to amend an existing and valid development approval, and remains generally consistent with the uses sought by the Strategic Employment Zone;
- Provides sufficient car parking spaces to accommodate the anticipated demand of the Place of Worship;
- Has appropriately addressed the anticipated additional traffic movements;
- Represents an appropriate design, which will not detract from the character of the locality; and
- Has appropriately addressed potential interface issues with nearby industrial activities 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.

B. Pursuant to Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to application number 23038141 for Amendment to Development Approval (DA) 361/1549/2016/3B (as varied by DA 361/1547/2019 and 361/994/2020) for a Place of Worship and Cemetery - comprising:
- relocation of the Place of Worship building to 90 Research Road.
- re-design of the Place of Worship building including an increase in building height.
- two-way vehicular access to/from Research Road.
- vehicular egress only to Bridge Road; removal of the children's playground.
- re-configuration of the stormwater detention basin. in accordance with the plans and details submitted with the application and subject to the following reserved matters and conditions:

Reserved Matters:

This Decision Notification Form should be read in conjunction with Development Approval (DA) No. 361/1549/2016/3B (as varied by DA 361/1547/2019 and 361/994/2020). For clarity, all the relevant conditions are listed below.

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*:

Reserved Matter 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:

1. Finished floor levels for all buildings and hardstand surfaces; and
2. Cut/fill details; and
3. Retaining walls, kerbing or ramps, their design and grades; and
4. Pavement design details and gradients; and
5. Car parking dimensions, aisle widths, circulation movements and associated pavement markings and signage; and
6. Stormwater management arrangements, including accompanying design calculations, which consider the minor storm (10% AEP) and major storm (1% AEP) events; and

7. Water sensitive urban design measures; and
8. Surface water treatment.

Reserved Matter 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:

1. 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 Mosque 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.

Reserved Matter 3
Final landscaping plan, prepared by a qualified and experienced landscape architect or horticulturalist, which shall include all of the following:

- Final locations for all landscaped areas, including designated areas for trees, shrubs and groundcovers; and
- Designated species to be used, noting should comprise species contained in the City of Salisbury Landscape Plan; and
- Shade trees within the car parking areas; and
- Pot sizes, confirming the tree planting shall comprise advanced growth species at time of planting; and
- Maintenance methods including irrigation, barriers and protection from vehicles and pedestrians.

Planning Consent Conditions

This Decision Notification Form should be read in conjunction with Development Approval (DA) No. 361/1549/2016/3B (as varied by DA 361/1547/2019 and 361/994/2020). For clarity, all the relevant conditions are listed below.

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 development shall be substantially completed within 3 years of the date of this consent, unless further extended by the relevant planning authority.

3. All activities on the land or within the buildings hereby approved shall occur within the hours of 4am – 11pm on any day.

4. The total number of people on the site at any one time shall not exceed 500 people. All car parking shall occur on the subject land, and should additional parking be required during special events, this shall be provided on the subject land.

5. A record of the frequency, type and numbers of events exceeding 150 people, as well as attendee numbers, by hired users shall be kept, with such records provided to the Council upon request.

6. Where more than 350 persons attend on the land, the formal car parking areas shall be managed and supervised by Jafaria Shia Management personnel with a minimum of one person stationed at each of the access/egress points to ensure that vehicle movement and parking occurs safely, effectively and efficiently. In respect of such events management personnel are to monitor vehicle numbers to ensure the safe and efficient utilisation of all parking areas.

7. The external surfaces of the building shall:

   a) be of new non-reflective materials; and

   b) be finished in natural tones; and

   c) be maintained in good condition at all times.

8. In relation to access, manoeuvring, surface treatments and car parking:

   a) The invert, crossover and driveway shall be constructed with brick paving, concrete or bitumen, in accordance with Council's Heavy-Duty Commercial Entrance, Drawing SD-16; and

   b) All internal driveways, car parking and manoeuvring areas, shall be constructed with brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types; and

   c) All car parking bays shall be clearly line marked; and

   d) The car parking layout including car park spaces, aisle widths and manoeuvring area shall be designed and constructed to comply with AS 2890.1-2009 – Off-Street Car Parking, Part 1, Austroads "Guide to Traffic Engineering Practice Part 11 – Parking", AS 2890.2 – Facilities for Commercial Vehicles and AS 2890.6 – 2009 – Parking Facilities – Part 6: Off-street parking for people with disabilities.

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

9. Minor internal directional signage shall be installed within the parking area to:

   a) specify a maximum vehicle speed of 8km per hour;

   b) indicate pedestrian accessibility to the building;

   c) Vehicular egress to Bridge Road and ingress/egress to Jay Street and Research Road; and

   All to the reasonable satisfaction of the Council.

10. Any proposed identification signage visible external to the site, shall be of a type, size and in a location to the reasonable satisfaction of the Council.

11. All existing crossovers made redundant by this development shall be reinstated to kerb, prior to commencement of use, in accordance with Council's kerb design standard, to the satisfaction of Council.

12. 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.

13. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time.

14. All waste and rubbish from the activity shall be contained and stored pending removal in covered containers which shall be kept in an area screened from public view.

15. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Approved Landscaping Plan.

    All landscaping shall be completed, prior to commencement of use of the Mosque Building and shall be maintained at all times thereafter to the reasonable satisfaction of Council (including the replacement of diseased or dying plants and the removal of weeds and pest plants).

16. 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.

17. External security lighting shall be designed, located and, if necessary shielded in a manner to minimise external glare for aircraft pilots, vehicle drivers and adjacent residential land users, to the reasonable satisfaction of the Council.

18. Boundary fencing shall be provided as follows:

    a. The front Bridge Road property boundary is to be delineated with a 2.1-metre-tall tubular fence.

    b. The front Bridge Road property boundary is to be delineated with a 2.1-metre-tall tubular fence.

    c. The existing chain mesh fence along the northern and western boundaries of 256-258 Bridge Road is to be retained or renewed.

d. All other boundaries shall be delineated with "Good Neighbour Fence" to a maximum height of 2.1 metres.

All to the reasonable satisfaction of the Council.

19. A Soil Erosion, Construction and Drainage Management Plan is to be prepared in accordance with the Environment Protection Authority Guidelines. The Plan is to be submitted to the Council for approval prior to the issue of Development Approval.

20. The developer and its contractors shall employ suitable measures to eliminate dust emissions from the site during the construction period so as not to cause nuisance to nearby residents, or sensitive adjacent business operators.

21. The development shall be carried out strictly in accordance with the recommendations contained within the External Noise Reduction Report prepared by Echo Acoustic Consulting (26 August 2024 Reference ID: 478-4).

22. The final design of all mechanical services to the building shall be undertaken by a qualified acoustic engineer, installed and operated in such a manner that any persons working within or adjacent to the site or residing nearby shall not be exposed to levels exceeding 45dB at the nearest noise affected residence, and should not be subjected to any unreasonable nuisance or inconvenience from noise or fumes.

23. No external speakers or other types of sound systems shall be operated outside of the approved buildings.

Conditions Directed by the Commissioner of Highways

24. All access shall be gained in accordance with the site plan produced by Renown Building Designs, Drawing No. 2315-DP1, dated Nov 2023. The access on Bridge Road shall be limited to left turn exit only and a 'No Entry' sign shall be installed on Bridge Road to reinforce the desired traffic flow.

25. Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in *AS/NZS 2890.1:2004*, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

26. All off-street car parking shall be designed in accordance with *AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009*. All vehicles shall enter and exit the site in a forward direction.

27. Any infrastructure within the road reserve 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.

28. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Conditions Directed by the Environment Protection Authority

29. Remediation works must be undertaken in accordance with the *Construction Environmental Management Plan, 90 Research Road, Pooraka, South Australia*, prepared by Environmental Projects (dated 22 May 2024) and must be overseen by a suitably qualified and experienced site contamination consultant.

30. A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.

31. For the purposes of the above condition and regulation 3(6) of the *Planning, Development, and Infrastructure (General) Regulations 2017*, the statement of site suitability must be issued by a site contamination consultant.

Advice Notes

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).

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

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*.

Advertising Signage

In accordance with the Lou Fantasia Planning Report dated 27 March 2024, no advertising signage has been approved with this application. Should advertising signage be desired, a separate development approval will be required, prior to installation.

Advice Notes – EPA

The applicant/owner/operator are 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 activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

Advice Notes – Parafield Airport

Parafield Airport Limited has no objection to the above proposal.

The Owner/Developer need to be advised of the following:

a) The development as described at a maximum height of 40.298m Australian Height Datum (AHD) does not penetrate the Parafield Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials or masts, must be subject to a separate assessment.

b) Crane operations associated with construction shall be the subject of separate application. Cranes above 57.5m AHD will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.

c) Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

ATTACHMENTS

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

1. Proposal Plans
2. Sign on Land and Representations
3. Response to Representations
4. Agency Responses
5. Code Extract

Item 8.1.1 - Attachment 1 - Proposal Plans

Appendix 1

Proposal Plans and Supporting Documentation

Lou Fantasia PLANNING

27 March 2024

Chris Carrey
Team Leader Planning
Development Services
City of Salisbury
34 Church Street
SALISBURY SA 5108

Dear Chris

Variation of Development Application 361/1549/2016/3B for a place of worship and cemetery at 256-258 Bridge Road, Pooraka with the relocation of the place of worship building to 90 Research Road, Pooraka

I write on behalf of my clients – Jafaria Islamic Society Incorporated, in support of the proposal to vary Stages 1 and 2 of the approved development for a place of worship and cemetery at 256-258 Bridge Road, Pooraka with .the relocation of the place of worship onto the adjoining property at 90 Research Road, Pooraka.

Background

The Environment Resources and Development Court on 9 July 2018 confirmed the granting of consent subject to conditions to the development comprising a mixed use integrated development with place of worship, ancillary and associated facilities and activities within a multi-purpose space together with a cemetery, new access, parking areas, stormwater and landscaping works on the land at 256-258 Bridge Road, Pooraka.

The key elements of the development project are a substantial mosque building adjacent to and facing onto Bridge Road and a cemetery "Grave area" with a burial preparation building at the rear of the property.

Vehicle access was proposed from two locations:- the existing access from Jay Street, and an additional access from Bridge Road in the north-eastern corner of the site. Both enabled two-way concurrent movement through the driveways with left-in and left-out only (no right turn) movements to Bridge Road.

The Bridge Road access involved the creation of slip lane over the road reserve to facilitate left in movement off Bridge Road.

PIA Planning Institute Australia Registered

Lou Fantasia PLANNING Pty Ltd
PO Box 472 MARDEN SA 5070
M 0413 743 405
E lou@loufantasiaplanning.com.au

In 2019 approval was granted Development Application 361/1547/2019 to a variation to enable the development to proceed in two stages as follows:

Stage 1 *Variation to Condition 1, 5, 12, 17 & 28 to enable* the *commencement of burials, the construction of a burial preparation building with associated amenities and facilities, the construction of the driveway from Jay Street and the construction of portion of the carpark for 12 vehicles with associated land scaping, temporary fencing to Bridge Road frontage and stormwater infrastructure. The variation includes the relocation of the burial preparation building closer to the carparking area and the inclusion of male and female toilets within the building.*

Stage 2 *The construction of the Mosque building, construction of the driveway to Bridge Road, construction of the Bridge Road entrance with association road works, permeant fencing to Bridge Road frontage, completion of the carparking areas, stormwater infrastructure and landscaping.*

Approval was granted 20 July 2020 to Development Application 361/994/2020/1B for further amendments amend to Development Plan Consent 361/1549/2016 and 361/1547/2019 (relocate burial preparation building, amend car park and fencing).

The burial preparation and machinery store building, fencing to the southern and Bridge Road boundary and temporary carpark has been completed together with the commencement of burials.

Following to completion of these Stage 1 works an opportunity arose to purchase the property at 90 Research Road. The property was occupied by MEH Equipment and Machinery Hire who relocated to larger premises leaving the site vacant.

The Jafaria Islamic Society purchased the property as it presented an opportunity to accommodate a smaller centrally located building with more convenient access.

The Land

The subject site consists of 256-258 (lot 30) Bridge Road (CT 6156/573) and 90 (Lot15) Research Road CT 5511/921), Pooraka. (Appendix A)

The Lot 30 the main portion of the site slopes from Bridge Road to the west towards Jay Street. The land is mainly vacant except for the burial preparation and machinery and equipment building buildings with scattered vegetation, much of which will be removed.

A 3.0 metre wide easement for stormwater purposes, in favour of Council is located along the western boundary of the Bridge Road allotment. (Vide DP 95434)

The original mosque and cemetery site has road frontage to Bridge Road and Jay Street with an existing vehicle access only to Jay Street.

The 90 Research Road property is relatively flat created by the construction of retaining walls along its eastern and western boundaries which is typical of properties along the northern side of Research Road.

The existing buildings on the Research Road property consist of a cluster of interconnected sheds towards the rear north-western corner of the property. The existing building(s) were built and extended to accommodate MEH operation and have limited opportunities for alternate uses and will be demolished to facilitate the proposed development.

The subject land has a 'T' type configuration as seen in the aerial of the site below:



Figure 1 Subject land

The proposed development will be accessed primarily from Research Road with an exit on Bridge Road and service vehicle access to the cemetery area off Jay Street.

The land is located within the Strategic Employment Zone.

The Locality

The locality to include the residential properties on the southern side of Bridge Road which back onto the road, the large industrial allotment to the north and existing commercial and industrial lots fronting Research Road and Bridge Road.

The locality is characterised by retail, commercial and industrial land uses to the north, south and west of the Land and residential uses to the east.
The residential properties on the eastern side of Bridge Road are at a significantly higher elevation than the land and separated from the Land by a 32 metre wide road corridor compromising an extensive wide verge and dual carriage with a raised central median.

The intersection of Research Road and Bridge Road is a signalised intersection.

An inspection of the land within the Strategic Employment Zone and the wider locality revealed that a large place of worship and café fronts Maxwell Road to the north. Another place of worship is approximately 260m from the subject land on the north-eastern corner of Maxwell Road and Bridge Road within the General Neighbourhood Zone. The Imam Ali Mosque is located on Langford Street to the south as is a Jehovah's Witnesses complex.

The use of land in the Strategic Employment Zone in the locality is consists of a mix of industrial land activities, retail activities, commercial activities and health and fitness activities and places of worship.



Figure 2 Locality

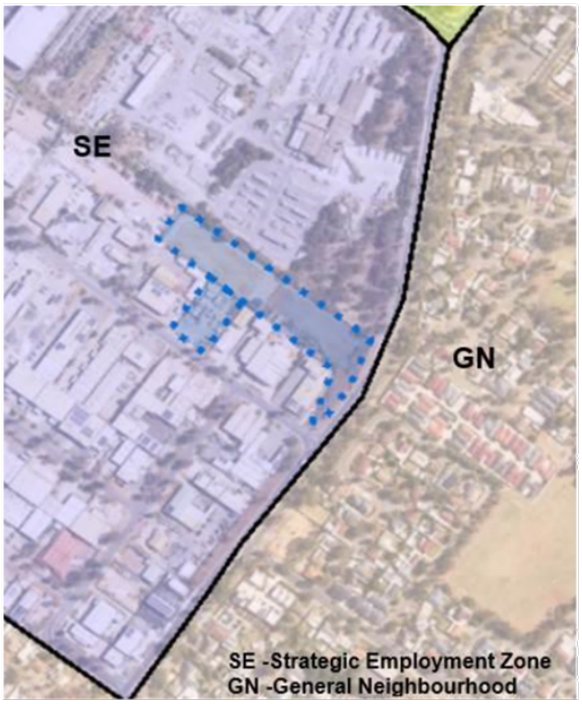


Figure 3 - Zoning

The Proposal

The proposal is seeking the vary the existing approval to relocate the place of worship to the Research Road property which will be the primary access for the complex. The Proposal Drawings have been amended to incorporate the stormwater management recommendations from Tonkin Consulting (Appendix B).

The proposed development involves amending the Staging Plan works as follows:

1. The relocation of the place of worship building with a substantially smaller building on 90 Research Road
2. The provision of the main access to Research Road with an exit only, at this stage to Bridge Road.
3. Jay Street will be used for service vehicles associated with the cemetery
4. Removal of the children's play ground
5. Reconfiguration and repositioning of the detention basis in response to the new site arrangements;
6. The denoting of the site for the approved place of worship building and overflow carpark adjacent to Bridge Road as a site for future development.
7. The provision of carparking in front of the new place of worship building access from Research Road.

The approved Staging Plan (Figure 4) delineates the extent of works in each stage of the approved stages and location of the new place of worship.

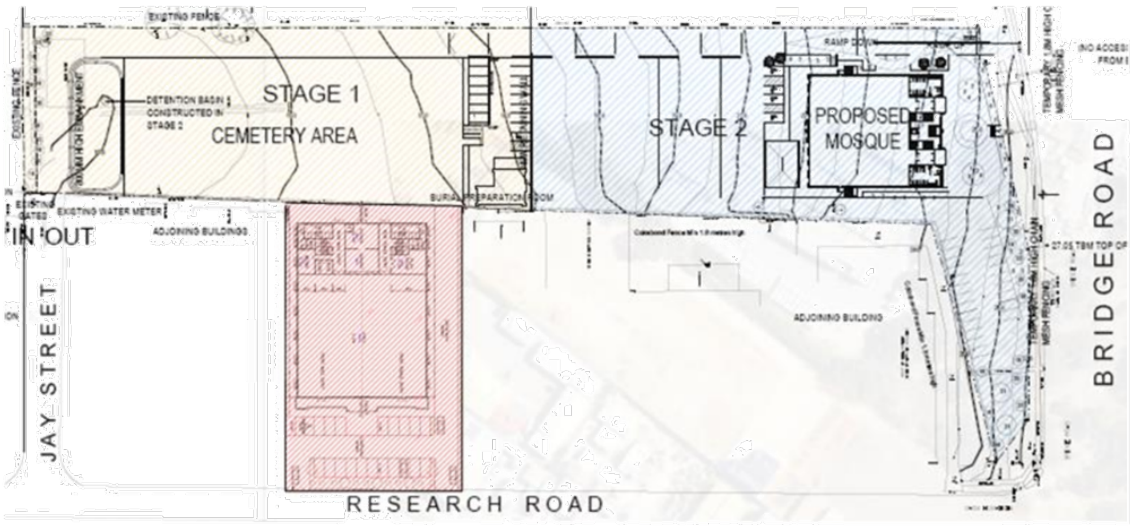


Figure 4 – Approved Staging Plan showing new location of place of worship

The existing Burial Preparation and machinery storage area building with floor area of some 109 metres with a 25 square metre porch/verandah area is located on the eastern side of the extending of the eastern boundary of the Research Road property.

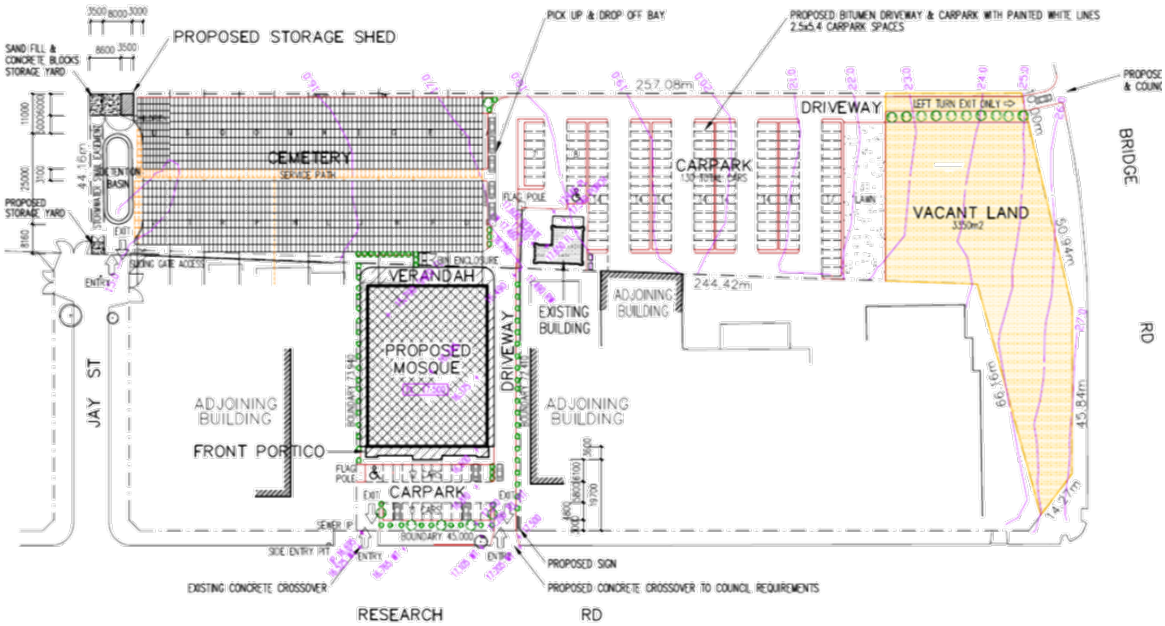


Figure 5 – Variation plan and proposed place of worship

This arrangement enable the provision of two way driveway extending from Research Road along the eastern boundary to provide access to the place of worship, drop-off area refuse storage area, the burial preparation building, the cemetery and the main carparking area.

Mosque

The mosque building has a built form of a two storey building. The mosque is generally open for prayers and other activities between 4.00am - 11pm on any day.

On the ground level there will be both a men's praying area and a ladies' praying area, which areas are separated by a removable wall/ curtain, Play area, kitchen and server and a meeting room.

On the first floor located at the rear of the building there are class rooms and a library. Wet areas are provided at both the ground and upper levels.

The class rooms will be used for the teaching of the cultural language or Islamic religion for any newcomers etc. The classes will be presented by church leaders or qualified parishioners. The classes are expected to be held on Sunday afternoons. Numbers of persons in each class will vary between 15 and 25.

The communal areas and classrooms will be used largely on the weekend, predominantly on Sundays. The kitchen and servery area will used for personal events birthdays and other celebrations etc.

Prayer Hall

Men and women are separated whilst praying. There is a movable wall/ curtain between the two praying areas. If there are no ladies present, the wall/curtain can be removed, and men will be able to pray throughout the area and vice versa.

The Shia community pray three times a day. Praying is mandatory and it is recommended to take place in the mosque. However ultimately it is for the individual to determine whether or not they pray, praying needing to come from the heart.

There is a call to prayer three times per day. Unlike in Muslim countries, there is no speaker calling for prayers. Rather the call for prayers is done by a mobile phone with an app which sets out the praying time on each day. Also yearly prayer calendar is also available for those not having mobile phones.

The new building will comprise a single storey at ground level and classrooms, meeting rooms library and additional toilets at the upper level.

The time from praying is determined by the astronomical events and the timing is maintained throughout the world. The prayer times are as follows:

Sunrise

No prayer takes more than 20 minutes. On Tuesday, Thursday after prayer there is a lecture and speech by the Iman and people listen to that. Again, no talking when he is delivering a speech.

This can be any time between 4:00am and 6:00am. The prayer service is very short, usually in the order of the 10 or so minutes and less than 15 minutes.

The moon or midday prayer

This is again fairly short prayer in the order of 20 minutes and no more than 25 minutes. The timing of the noon prayer is between 12.20 and 12.45 in winter and between 1.30 - 2.00 pm in summer.

Sunset

On days other than Tuesdays and Thursdays, this prayer is about 25 – 30 minutes. However Tuesdays and Thursdays are holy days, and the prayer is usually between 1–1.5 hours duration.

There are also special events throughout the calendar which is part of mobile phone technology, and that includes the event of Ramadan held during June.

Prayer service during Ramadan can be up to 2 hours which includes lecture and speech given by the Imam.

The timing of the sunset prayer is between 5.30 and 6.30 (winter) and 7.30 summer),

Attendance at Prayers

The mosque has been built to be able to accommodate 500 (max people). This maximum is expected to only occur 7 times a year. However save for events such as Ramadan which goes through effectively 30 continuous days, attendance can be very minor.

In Ramadan again the prayer is about 15-20 mins, after that there is a lecture given by the Iman of 2 - 3 hours.

Typically it is expected that the following numbers would be in attendance:

(a) Sunrise - up to 15 parishioners;
(b) Noon/midday- up to 15 parishioners and
(c) Sunset - up to about 60 parishioners

All the numbers are estimates but it is difficult for many members of the community to attend prayer at sunrise and noon because of work commitments. More time is generally available and hence there will be a greater attendance at the sunset prayer.

Ramadhan

Ramadan is determined by the lunar calendar. There are a number of holy periods within that month the most important being: 23rd night of Ramadhan. There are 3 to 4 other significant prayer events from between 1-15 days in length, and for periods of between 2 to 3 hours each (150-300 people).

Weddings and other functions

The only weddings allowed are those in tradition of Islamic Norms i.e. no alcohol, no music, no noise, no dance. Simply the Iman announces they are husband and wife with a lecture on the importance of marriage, followed by tea or feast.

The mosque can be used for weddings. If the wedding is held on the ground floor, the men and women are separated. Traditionally weddings take place on a Saturday or Sunday and the service is a maximum of 45 minutes to 1 hr 30 min. The expected maximum attendance at a wedding is about 150 persons. Given the Shia population size in South Australia of is around 10, 000 to 12, 000 only 4-5 weddings are anticipated annually.

The use of flexible spaces, the 'common' area in particular; comprising member activities and events, as well as external community social events on a hire-out basis, both including religious and non-religious social gathering.

Structure and the Iman

The mosque will be operated by the Jafari Islamic Society which is an incorporated body and is listed as charity with ACNC. There is a chairman, and 2 other directors of that group together with a secretary and the Imam.

The Iman is the most senior worship leader and is responsible for the conducting of the prayers. The Iman will be in attendance for each of the prayer services. Between the first and second prayer service, the Iman is likely to return home, and the mosque will almost certainly be closed during that time, and the same between the noon and sunset prayers. The Iman does go on leave and another Iman is then appointed to conduct the prayers or people can pray individually and this means it will be quick prayer of 5 - 10 mins.

Outdoor speakers/PA system

There is no outdoor PA system. There will be no speakers used for the call for prayer that is all done by mobile phone or by prayer calendar distributed to community members at the beginning of the year.

There will be an internal PA system. The Iman conducts prayers through that system. Mosques by tradition and by Islamic law are a quiet place so that worshippers can concentrate on their prayers. Personal talking is not allowed but there can be whispering.

The mosque is a peaceful and quiet place for worshippers to talk to God. It is just like library where talking does not occur. However during prayer, people are not permitted to talk if they are participating in prayer. Thus it is very quiet and there is no need to have the speaker system set up at a very audible level. It is not expected that the prayer service will not be audible outside the mosque.

Funerals

No Changes are proposed to the existing funeral arrangements with the exception of service vehicles for the cemetery will use jay Street. Jay Street will not be a public access.

Car parking and access

The main carpark on the Bridge Road site will provide parking for 130 vehicles with an additional 23 parking spaces in front of the proposed place of worship, a total of 153 inclusive of 2 accessible spaces.

Provision has been made off the western side of the driveway for a drop off and pick up area capable of accommodating 5 vehicles at any one time.

Primary access will be taken by two way driveway along the eastern boundary of 90 Research Road with secondary two way access at the western boundary. The eastern primary driveway provides access to the passenger drop and pick up area, the main carpark, the burial preparation building and the cemetery.

An exit only is provided onto Bridge Road adjacent to the northern property boundary.

Whilst there may be from time to time up to 500 persons present, and it is expected that the site overall will easily be able to cater for the parishioners, certainly for the foreseeable future.

The car park will be used generally by families unless that there are individual persons attending for a prayer service. Most cars would therefore have two – four passengers.

All car parks will comply with Australian Standard as will all aisle widths etc.

No signage is proposed with this application and will be applied for separately should this be required.

Environmental Site History

An Environmental Site History assessment undertaken by Environmental Projects, included as Appendix C.

Environmental Projects advises that:

> *It is unlikely the historical site use would pose a significant risk to the proposed non-sensitive land use. While the proposed land use is more sensitive than the current use under Practice Direction 14, it is ultimately still a commercial activity and therefore not a 'sensitive' land use. It is unlikely the identified PCAs would have caused soil, groundwater or soil vapour contamination at concentrations that would pose an unacceptable risk to receptors who temporarily use the site. The proposed development includes construction of a building with associated carparking and driveways, which will ensure the site surface is mostly sealed beneath buildings or hardstand, effectively eliminating potential exposure routes. Appropriate management measures will likely be required to manage the potential risk posed to site workers during intrusive site works.*

Therefore the site is for the proposed place of worship.

Planning & Design Code

The relevant version of the Planning and Design Code for procedural and assessment purposes was gazette and subsequently consolidated on 7 December 2023 (Version 2023.18).

Zoning and Overlays

The Subject Land and all of the land on both sides of Research Road is zoned Strategic Employment (Zone). No sub Zones apply.

The following Overlays apply to the land to a greater or lesser extent:

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

- Building Near Airfields
- Defence Aviation Area (All structures over 90 metres)
- Hazards (Flooding - General)
- Prescribed Wells Area
- Regulated and Significant Trees
- Traffic Generating Development

The proposed development a place of worship is to be assessed as 'code assessed development' in accordance with Section 107(1) of the Planning, Development and Infrastructure Act 2016 (the 'Act') by virtue that it is not listed as being either accepted, deemed-to-satisfy or impact assessed form of development within the Strategic Employment Zone.

Therefore, the proposed development is to be assessed on its merits against the relevant policies of the Planning and Design Code.

Public Notification

A Place of Worship is not listed in Column A of Table 5 of the Strategic Employment Zone and therefore the development requires public notification

Referrals

A referral to the Commissioner of Highways is required in accordance with the Procedural Matters of the Urban Transport Routes Overlay as the development involves the creation of a new access onto a State Controlled Road.

Planning Assessment

The relevant planning provisions of the Planning and Design Code with regard to the proposed development are provided in Appendix F:

The key issues arising from an assessment of the above policies have been considered under the following themes:

Land Use

The subject land and much of the surrounding area is zoned Strategic Employment (there are no sub-zones in the Strategic Employment.)

The proposal is not inconsistent with the intent of PO 1.1 and DTS/DPF 1.1. However it is consistent with PO 1.2 and DTS/DPF 1.2. PO 1.2 seeks the development of land adjacent to a residential Zone which is of low impact to mitigate adverse amenity and safety impacts on the residential Zone. A Place of worship is a desirable and envisaged use for land within the Strategic Employment Zone adjacent to a Residential Zone.

Land on the eastern side of Bridge Road is located within the General Neighbourhood Zone (Vide Figure 3).

The proposal seeks to locate a community facility, in the form of a place of worship, in a location accessible to its membership. There is no compelling reason for the proposed development to be located in a Centre Zone when there are other 'places of worship' evident in Strategic Employment.

The proposed location within but on the perimeter of the Strategic Employment and its relative centrality to the northern Adelaide area make it a suitable and acceptable general location to meet identified needs of the Shia Community, north of the Adelaide CBD. Its Bridge Road and Research Road frontages together with its reasonable separation from residential land use to the east make the place of worship an acceptable fit within the specific locality with split zoning and mixed land uses. In addition, the general design, siting – setbacks and potential landscaping scheme will fit with the mixed visual character of Research Road.

Access and Carparking

The proposal seeks to vary the access arrangement to the site from the approved development in that primary ingress and egress will be to Research Road with left turn only exit onto Bridge Road.

Jay Street will only be used a service access for the cemetery for the delivery and materials and supply for the grave sites.

Phil Weaver & Associates has undertaken a traffic and parking assessment of the proposal (Appendix D) and advise that:

- Provide a design standard which is appropriate and meets the requirements of the relevant Australian Standards for off-street parking areas,
- Be unlikely to result in unacceptable adverse traffic impacts on the adjacent road network, and
- Provide 153 on-site car parking spaces which would facilitate a capacity for up to 623 persons on the subject site.

Phil Weaver also provides a comment on the Bridge Road access noting that a large portion of the site adjacent to Bridge Road will not be developed as part of the current application. However in the event that this parcel land is redeveloped in the future it is anticipated that the proposed exit only access point on Bridge Road may need to be modified to provide both entry and exit movements into and out of the subject site.

The Department for Infrastructure and Transport (DIT) would potentially require the provision a left turn slip lane for traffic turning from Bridge Road into this access point in a manner similar to the approved development.

Stormwater Management

Tonkin Consulting has prepared a stormwater management plan (SMP) for the proposed development. (Appendix E) The SMP has been prepared on the basis of Council's requirement for stormwater management.

Tonkins have designed a SMP to limit peak flow rates to less than that of the existing scenario. The SMP provides for a combination of a 45 KL rainwater tank to detain runoff from the mosque building and an underground storage system to detain runoff from the carparks and vacant land area.

The underground detention will involve the installation of a set of four (4) 10 metre X 2400mm wide X 900mm deep box culverts parallel to the Council's 3.0 metre wide easement adjacent to the western boundary. The 4.0 metre wide service driveway off Jay Street and turn-around area will be built over the box culverts.

The SMP also requires the installation of a gross pollutant trap (GPT) just upstream of the box culverts. This will allow gross pollutants and hydrocarbons in stormwater discharged to the internal site drainage network to be captured prior to discharge of the stormwater from the site.

Site Functionality

The services will take place without amplification and any noise generated will be contained within the building.

The proposed building will be constructed from masonry construction and unlikely to be subject of noise impacts from surrounding and nearby activities.

There will be minimal waste generated by the development. A refuse storage area has been located at the rear of the mosque building to accommodate 500lt general waste, recycling and green waste bins. The bins will be collected by private waste collection contractors on a weekly basis.

The site will be fenced, and movement detector lights fitted for security and vandal protection.

Signage

Signage will be the subject of a separate application however signage will merely consist of mosque identification and internal traffic directional messages.

Conclusion

I conclude that:

- The proposed variation to the approved development to development of a Place of Worship on 90 Research Road with associated activities a cemetery, car parking, landscaping and stormwater arrangements on the adjacent land at 256-258 Bridge Road Pooraka is considered an appropriate land use within the zone, locality and on the subject land.
- The design, finish, height and scale of the Place of Worship would not be out of place in the locality.
- The proposed development has been designed and sited to minimize any potential negative impacts.
- The proposed Place of Worship with associated activities a cemetery, car parking, landscaping and stormwater arrangements should not detrimentally impact on the operation of existing commercial, industrial, or residential land uses.
- The proposed access arrangements and parking accommodate expected demand in manner conducive to maintenance of a safe road environment and the locality.

When assessed against all the relevant provisions of the Planning and Design Code, the proposal is not considered to be at serious variance with the Code, and demonstrates sufficient merit to warrant approval.

Please do not hesitate to contact me on 0413 743 405, if you have any further queries on these or require any additional information.

Yours faithfully

LFantasia

Lou Fantasia RPIA KCHS
Registered Planner
Accredited Professional – Planning Level 1, 2 & 3

Appendices

Appendix A: Certificates of Title
Appendix B: Plans and Drawings, Renown Building Designers
Appendix C: Environmental Site History, Environmental Projects
Appendix D: Traffic Assessment, Phil Weaver & Associates
Appendix E: Stormwater Management Report, Tonkin Consulting
Appendix F: Relevant Planning & Design Code Provisions

Appendix A
Certificates of Title

LAND SERVICES SA

Product	Register Search (CT 5511/921)
Date/Time	22/12/2023 03:16PM
Customer Reference	Research Rd Jafaria
Order ID	20231222004998

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

Certificate of Title - Volume 5511 Folio 921

Parent Title(s)	CT 4136/997				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	09/03/1998	Edition	5	Edition Issued	04/08/2022

Estate Type

FEE SIMPLE

Registered Proprietor

JAFARIA ISLAMIC SOCIETY LTD.
OF 56 BARTON STREET BLAIR ATHOL SA 5084

Description of Land

ALLOTMENT 15 FILED PLAN 6065
IN THE AREA NAMED POORAKA
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

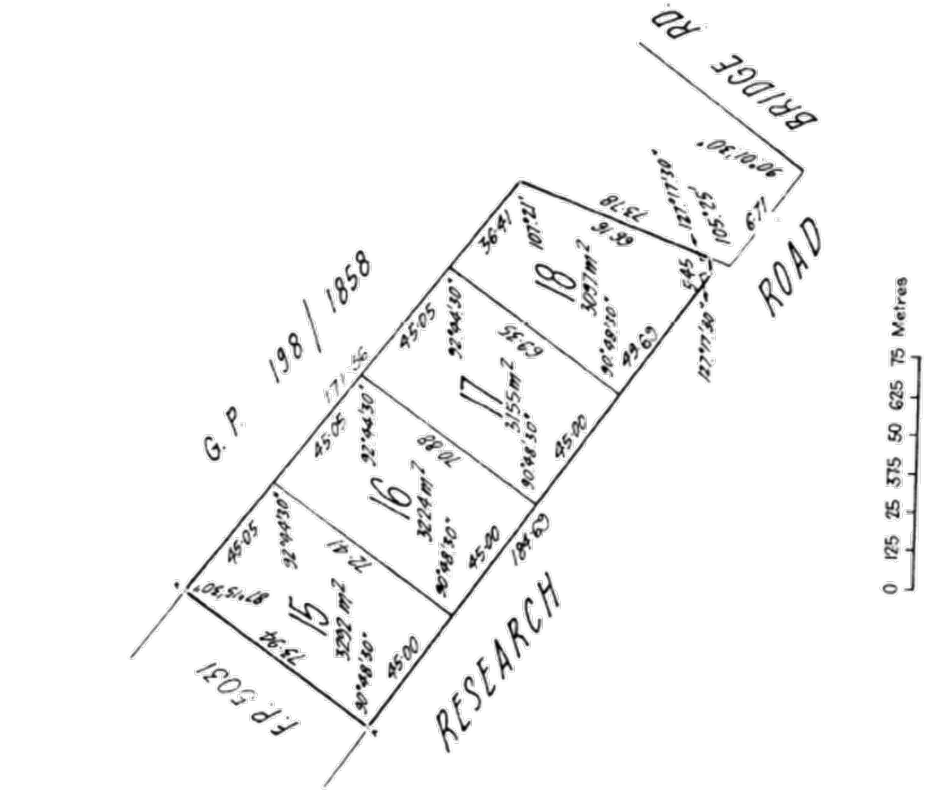
Dealing Number	Description
13845543	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

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

LAND SERVICES SA

Product	Register Search (CT 5511/921)
Date/Time	22/12/2023 03:16PM
Customer Reference	Research Rd Jafaria
Order ID	20231222004998



Government of South Australia
Department of Planning, Transport and Infrastructure

Product	Register Search
Date/Time	16/03/2016 10:05AM
Customer Reference	
Order ID	20160316002260
Cost	$279.00

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

Registrar-General

Certificate of Title - Volume 6156 Folio 573

Parent Title(s)	CT 6129/744
Dealing(s) Creating Title	RTC 12311449
Title Issued	07/05/2015
Edition	1
Edition Issued	07/05/2015

Estate Type

FEE SIMPLE

Registered Proprietor

COMMISSIONER OF HIGHWAYS
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 30 DEPOSITED PLAN 95434
IN THE AREA NAMED POORAKA
HUNDRED OF YATALA

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED C ON D95434 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan

Government of South Australia
Department of Planning, Transport and Infrastructure

Product	Register Search
Date/Time	16/03/2016 10:05AM
Customer Reference	
Order ID	20160316002260
Cost	$279.00

NIL

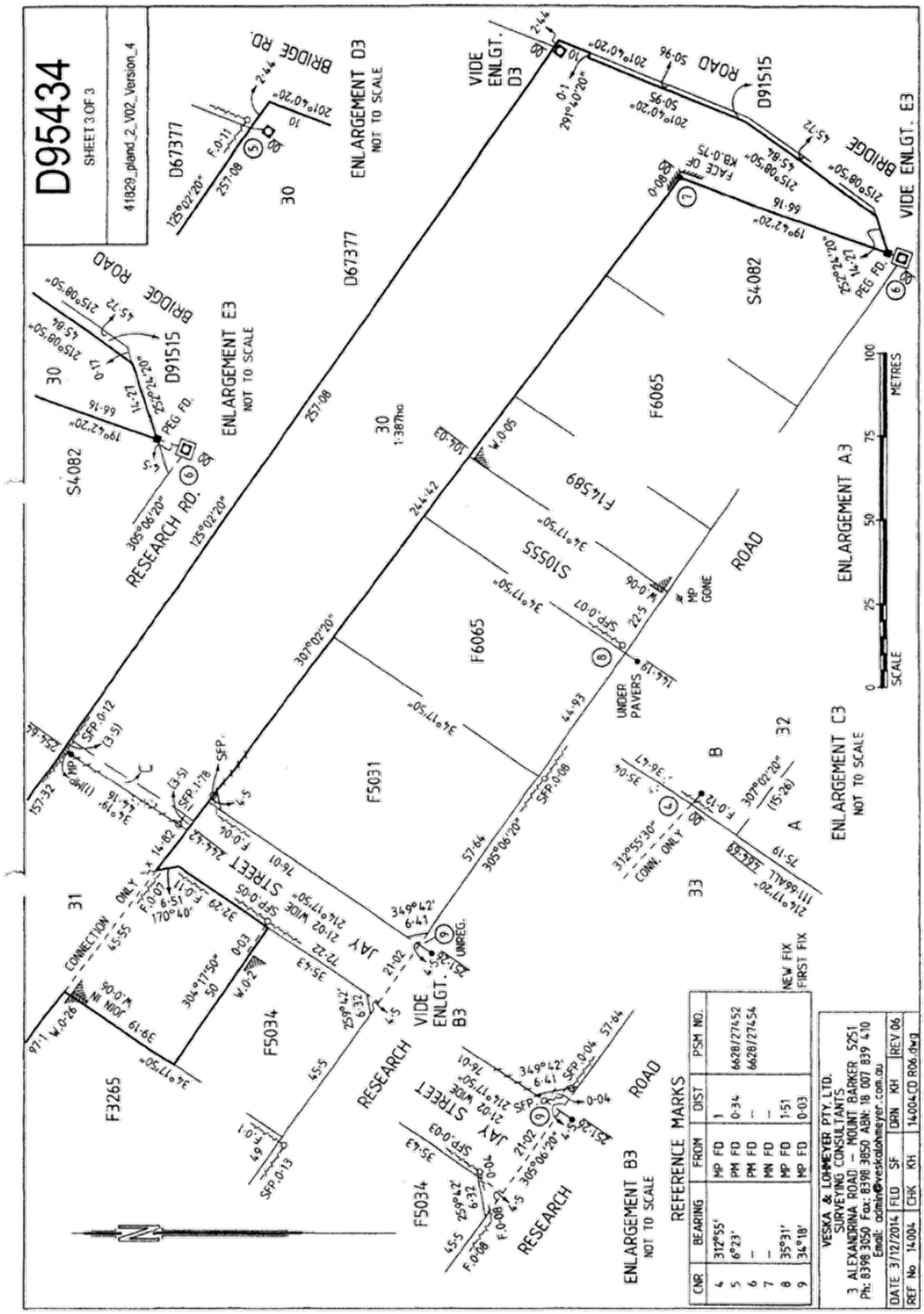
Registrar-General's Notes

NIL

Administrative Interests

NIL

* Denotes the dealing has been re-lodged.

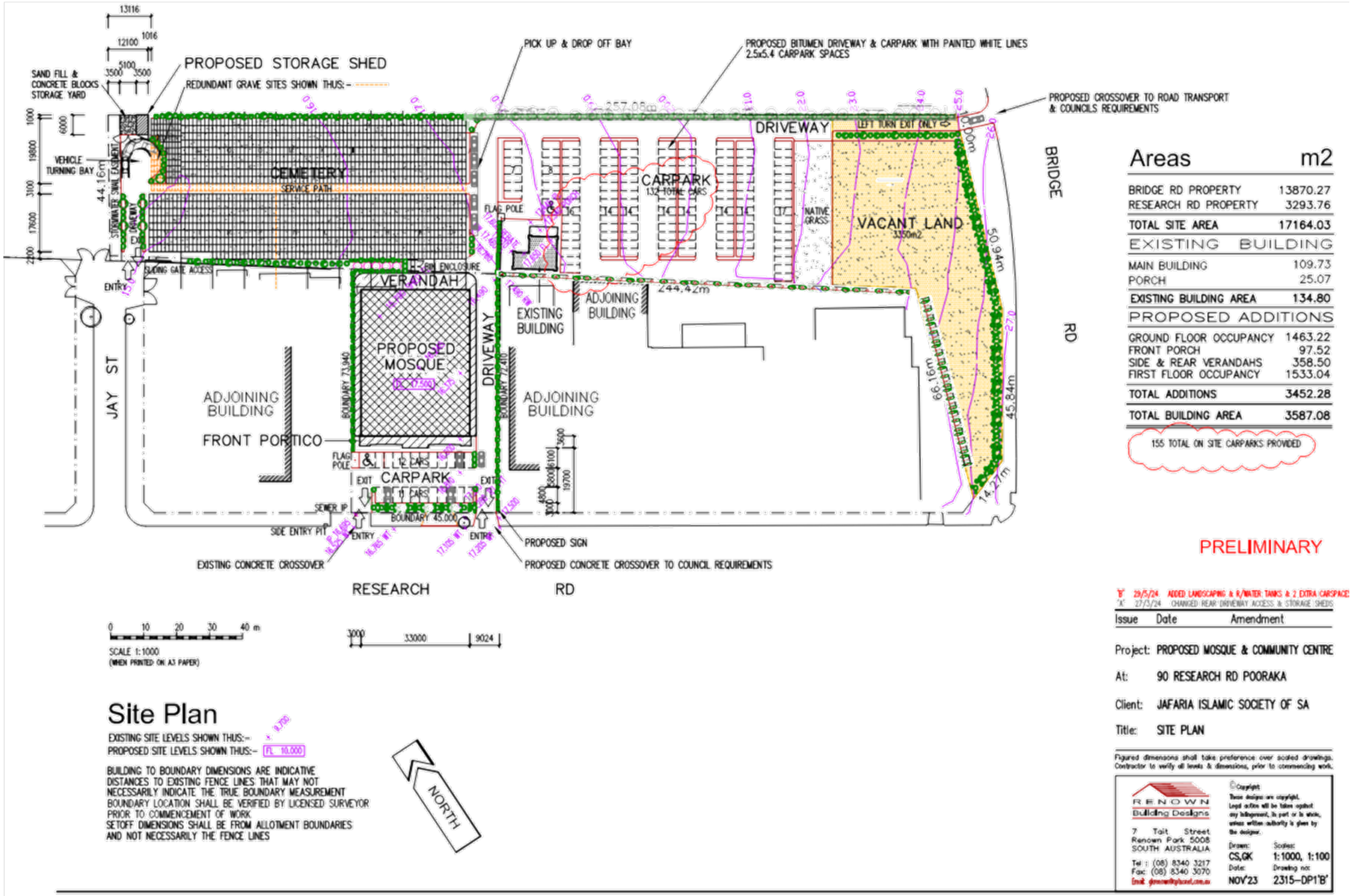


Item 8.1.1 - Attachment 1 - Proposal Plans

Item 8.1.1 - Attachment 1 - Proposal Plans

Appendix B:
Plans and Drawings

Renown Building Designers
RESEARCH 2315-D25 AMPDRGS (DP1-8)A



Areas	m2
BRIDGE RD PROPERTY	13870.27
RESEARCH RD PROPERTY	3293.76
TOTAL SITE AREA	17164.03
EXISTING BUILDING	
MAIN BUILDING	109.73
PORCH	25.07
EXISTING BUILDING AREA	134.80
PROPOSED ADDITIONS	
GROUND FLOOR OCCUPANCY	1463.22
FRONT PORCH	97.52
SIDE & REAR VERANDAHS	358.50
FIRST FLOOR OCCUPANCY	1533.04
TOTAL ADDITIONS	3452.28
TOTAL BUILDING AREA	3587.08

155 TOTAL ON SITE CARPARKS PROVIDED

PRELIMINARY

Site Plan

EXISTING SITE LEVELS SHOWN THUS:-
PROPOSED SITE LEVELS SHOWN THUS:-

BUILDING TO BOUNDARY DIMENSIONS ARE INDICATIVE
DISTANCES TO EXISTING FENCE LINES THAT MAY NOT NECESSARILY INDICATE THE TRUE BOUNDARY MEASUREMENT
BOUNDARY LOCATION SHALL BE VERIFIED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF WORK
SETOFF DIMENSIONS SHALL BE FROM ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES

'B' 29/5/24 ADDED LANDSCAPING & R/WATER TANKS & 2 EXTRA CARSPACES
'A' 27/3/24 CHANGED REAR DRIVEWAY ACCESS & STORAGE SHEDS

Issue	Date	Amendment

Project: PROPOSED MOSQUE & COMMUNITY CENTRE
At: 90 RESEARCH RD POORAKA
Client: JAFARIA ISLAMIC SOCIETY OF SA
Title: SITE PLAN

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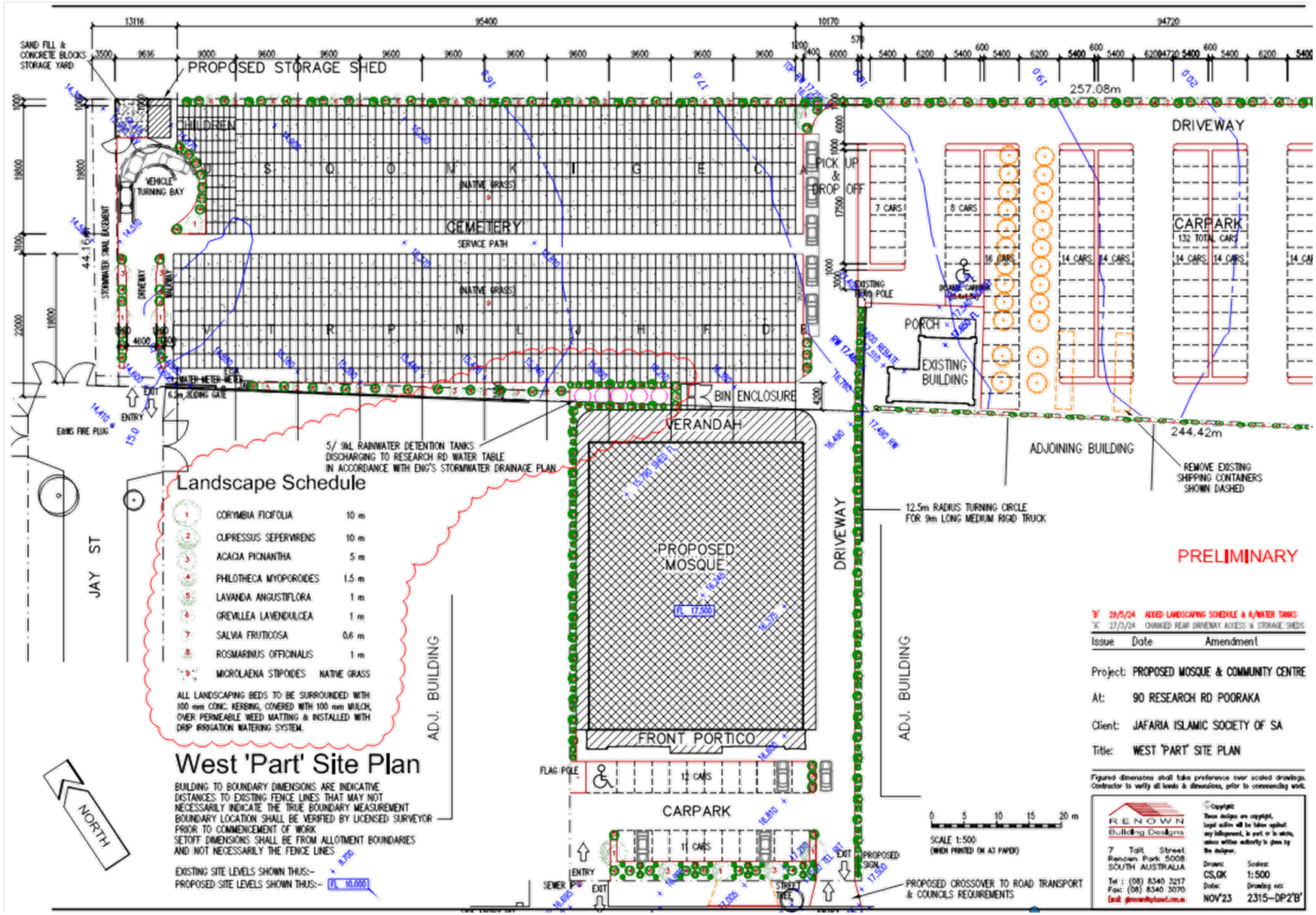
PROPOSED STORAGE SHED
SAND FILL & CONCRETE BLOCKS STORAGE YARD
CHILDREN
VEHICLE TURNING BAY
CEMETERY
SERVICE PATH
(NATIVE GRASS)
STORMWATER SIGNAL EASEMENT
DRIVEWAY
WATER METER
6.2m SLIDING GATE
EXIT
ENTRY
EMRS FIRE PLUG
BIN ENCLOSURE
VERANDAH
5/ 9kL RAINWATER DETENTION TANKS DISCHARGING TO RESEARCH RD WATER TABLE IN ACCORDANCE WITH ENG'S STORMWATER DRAINAGE PLAN
PROPOSED MOSQUE
FRONT PORTICO
FLAG POLE
12 CARS
CARPARK
11 CARS
SEWER PIT
STREET TREE
PROPOSED SIGN
PROPOSED CROSSOVER TO ROAD TRANSPORT & COUNCILS REQUIREMENTS
ADJ. BUILDING
JAY ST
DRIVEWAY
PICK UP & DROP OFF
7 CARS
8 CARS
16 CARS
14 CARS
CARPARK
132 TOTAL CARS
EXISTING POWER POLE
PORCH
EXISTING BUILDING
ADJOINING BUILDING
REMOVE EXISTING SHIPPING CONTAINERS SHOWN DASHED
257.08m
244.42m
12.5m RADIUS TURNING CIRCLE FOR 9m LONG MEDIUM RIGID TRUCK
Landscape Schedule
1 CORYMBIA FICIFOLIA 10 m
2 CUPRESSUS SEPERVIRENS 10 m
3 ACACIA PICNANTHA 5 m
4 PHILOTHECA MYOPOROIDES 1.5 m
5 LAVANDA ANGUSTIFLORA 1 m
6 GREVILLEA LAVENDULCEA 1 m
7 SALVIA FRUTICOSA 0.6 m
8 ROSMARINUS OFFICINALIS 1 m
9 MICROLAENA STIPOIDES NATIVE GRASS
ALL LANDSCAPING BEDS TO BE SURROUNDED WITH 100 mm CONC. KERBING, COVERED WITH 100 mm MULCH, OVER PERMEABLE WEED MATTING & INSTALLED WITH DRIP IRRIGATION WATERING SYSTEM.
West 'Part' Site Plan
BUILDING TO BOUNDARY DIMENSIONS ARE INDICATIVE
DISTANCES TO EXISTING FENCE LINES THAT MAY NOT NECESSARILY INDICATE THE TRUE BOUNDARY MEASUREMENT
BOUNDARY LOCATION SHALL BE VERIFIED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF WORK
SETOFF DIMENSIONS SHALL BE FROM ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES
EXISTING SITE LEVELS SHOWN THUS:-
PROPOSED SITE LEVELS SHOWN THUS:- FL 10.000
NORTH
0 5 10 15 20 m
SCALE 1:500
(WHEN PRINTED ON A3 PAPER)
PRELIMINARY
'B' 29/5/24 ADDED LANDSCAPING SCHEDULE & R/WATER TANKS
'A' 27/3/24 CHANGED REAR DRIVEWAY ACCESS & STORAGE SHEDS
Issue Date Amendment
Project: PROPOSED MOSQUE & COMMUNITY CENTRE
At: 90 RESEARCH RD POORAKA
Client: JAFARIA ISLAMIC SOCIETY OF SA
Title: WEST 'PART' SITE PLAN
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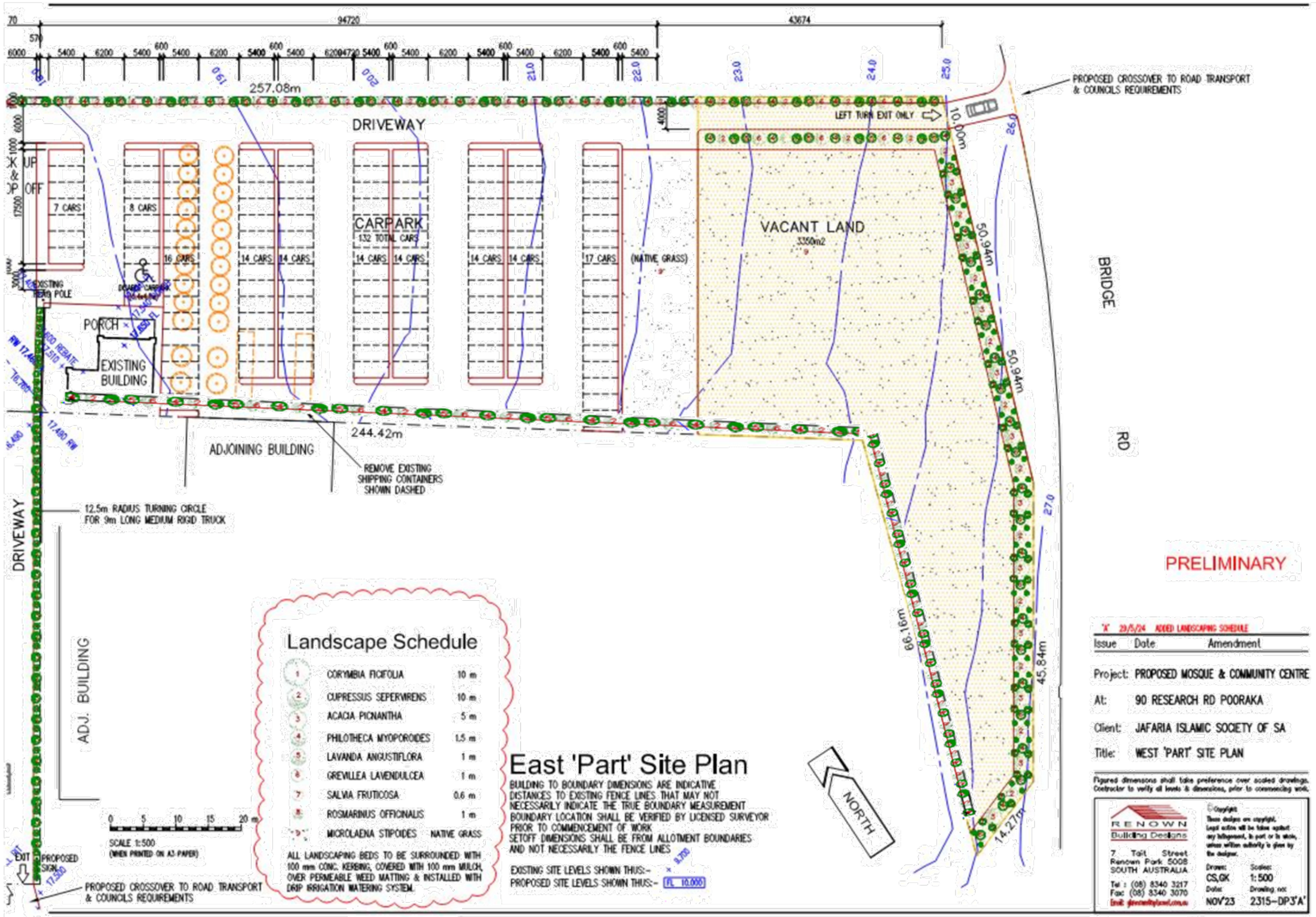
PROPOSED CROSSOVER TO ROAD TRANSPORT & COUNCILS REQUIREMENTS
LEFT TURN EXIT ONLY
DRIVEWAY
257.08m
CARPARK
132 TOTAL CARS
VACANT LAND
3350m2
(NATIVE GRASS)
BRIDGE RD
50.94m
50.94m
66.16m
45.84m
14.27m
PORCH
EXISTING BUILDING
244.42m
ADJOINING BUILDING
REMOVE EXISTING SHIPPING CONTAINERS SHOWN DASHED
12.5m RADIUS TURNING CIRCLE FOR 9m LONG MEDIUM RIGID TRUCK
ADJ. BUILDING
PROPOSED CROSSOVER TO ROAD TRANSPORT & COUNCILS REQUIREMENTS
SCALE 1:500 (WHEN PRINTED ON A3 PAPER)
NORTH
Landscape Schedule
1 CORYMBIA FICIFOLIA 10 m
2 CUPRESSUS SEPERVIRENS 10 m
3 ACACIA PICNANTHA 5 m
4 PHILOTHECA MYOPOROIDES 1.5 m
5 LAVANDA ANGUSTIFLORA 1 m
6 GREVILLEA LAVENDULCEA 1 m
7 SALVIA FRUTICOSA 0.6 m
8 ROSMARINUS OFFICINALIS 1 m
9 MICROLAENA STIPOIDES NATIVE GRASS
ALL LANDSCAPING BEDS TO BE SURROUNDED WITH 100 mm CONC. KERBING, COVERED WITH 100 mm MULCH, OVER PERMEABLE WEED MATTING & INSTALLED WITH DRIP IRRIGATION WATERING SYSTEM.
East 'Part' Site Plan
BUILDING TO BOUNDARY DIMENSIONS ARE INDICATIVE
DISTANCES TO EXISTING FENCE LINES THAT MAY NOT NECESSARILY INDICATE THE TRUE BOUNDARY MEASUREMENT
BOUNDARY LOCATION SHALL BE VERIFIED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF WORK
SETOFF DIMENSIONS SHALL BE FROM ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES
EXISTING SITE LEVELS SHOWN THUS:-
PROPOSED SITE LEVELS SHOWN THUS:- FL 10.000
PRELIMINARY
'A' 29/5/24 ADDED LANDSCAPING SCHEDULE
Issue Date Amendment
Project: PROPOSED MOSQUE & COMMUNITY CENTRE
At: 90 RESEARCH RD POORAKA
Client: JAFARIA ISLAMIC SOCIETY OF SA
Title: WEST 'PART' SITE PLAN
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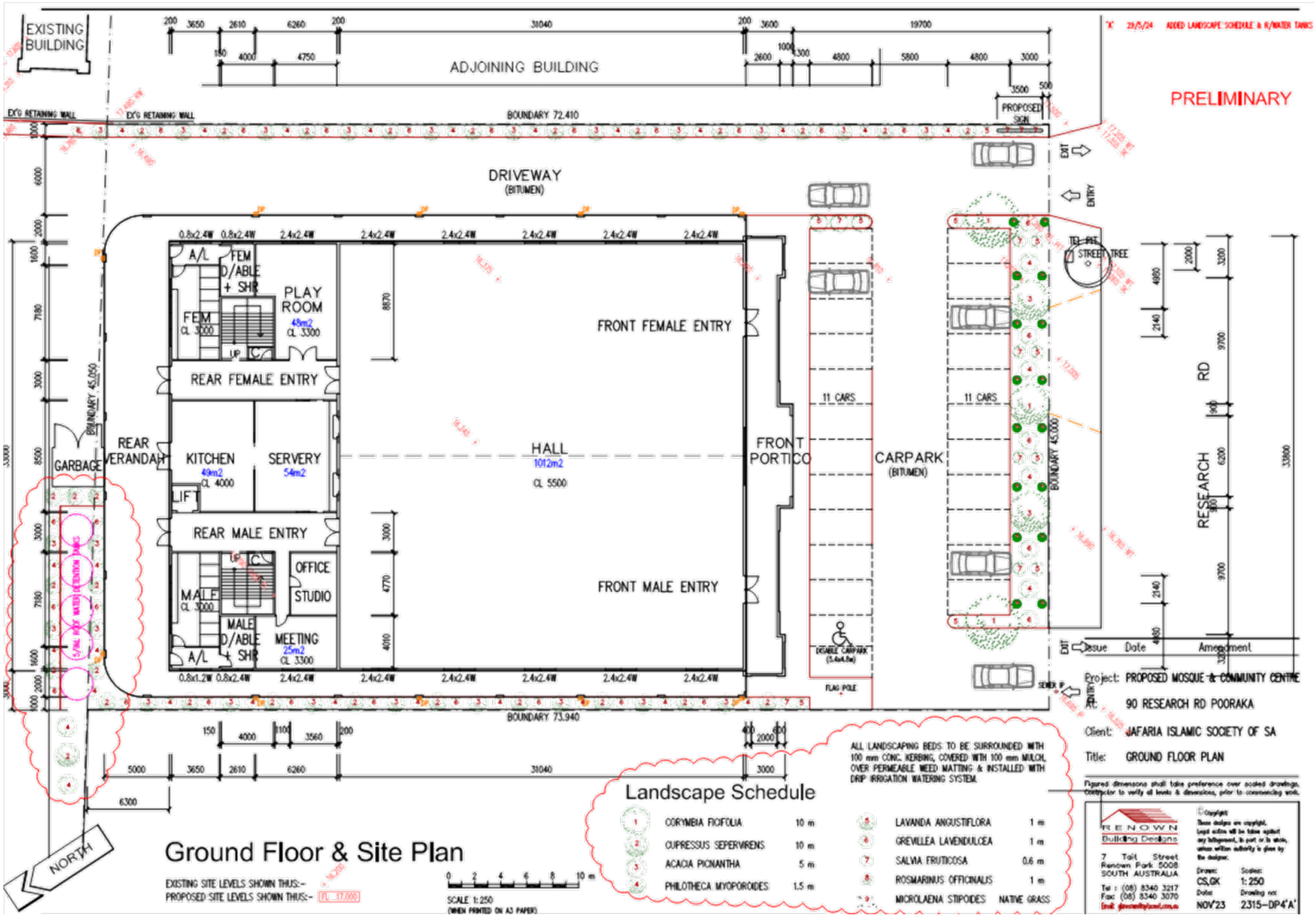
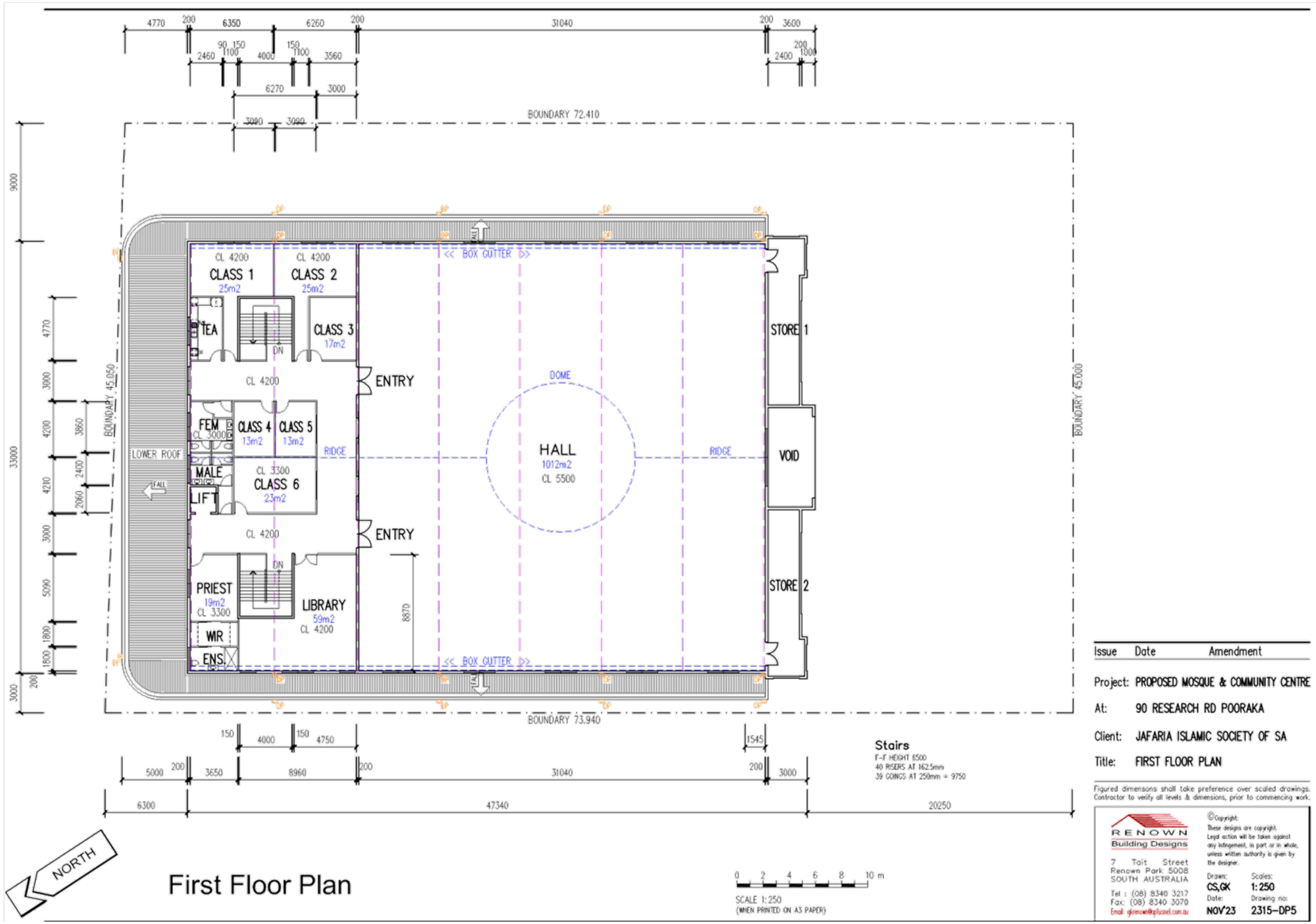
Drawing no: 2315-DP3'A'



Item 8.1.1 - Attachment 1 - Proposal Plans



Issue	Date	Amendment

Project: PROPOSED MOSQUE & COMMUNITY CENTRE

At: 90 RESEARCH RD POORAKA

Client: JAFARIA ISLAMIC SOCIETY OF SA

Title: FIRST FLOOR PLAN

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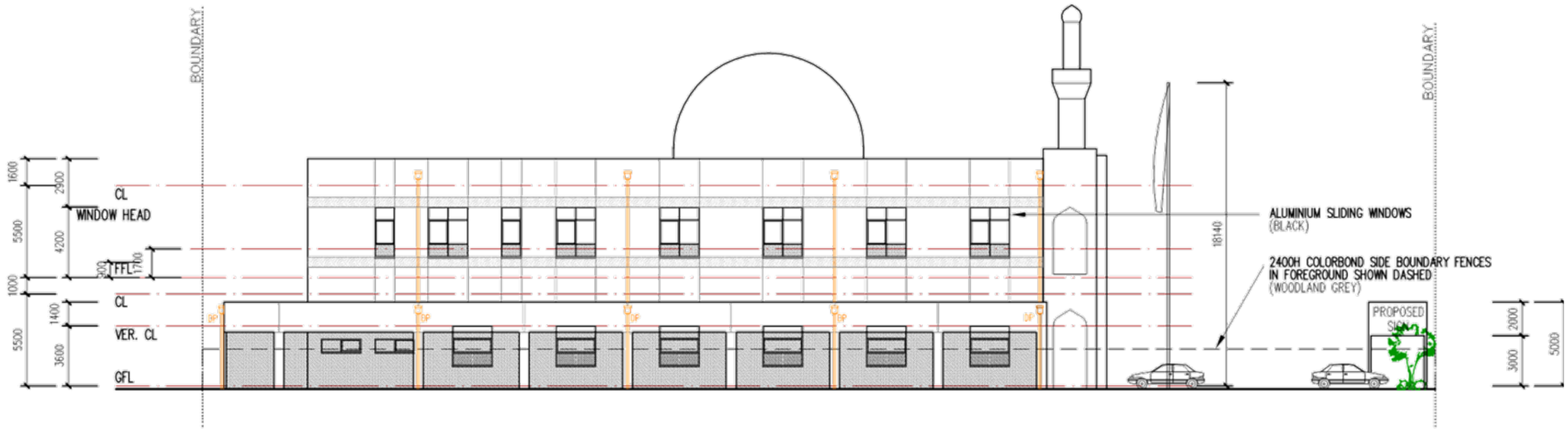
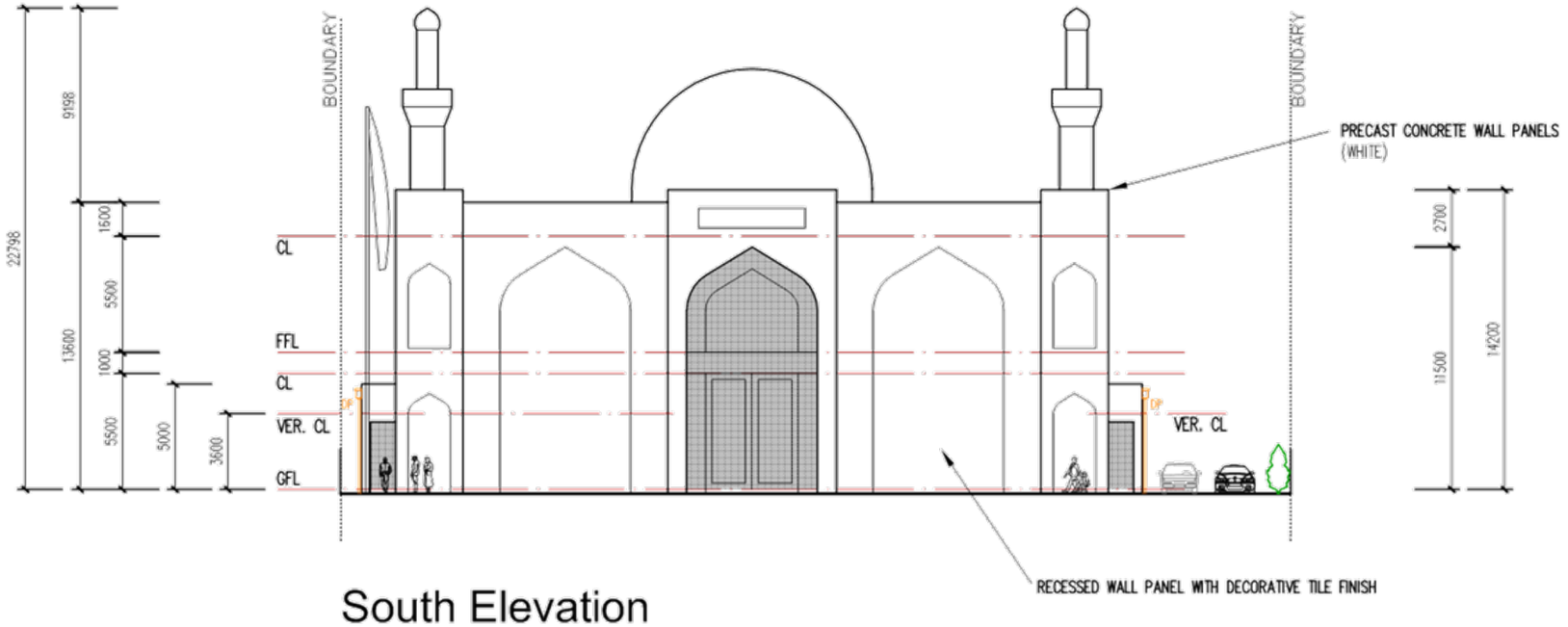


West Elevation



South Elevation

Issue	Date	Amendment

Project: PROPOSED COMMUNITY CENTRE & MOSQUE

At: 90 RESEARCH RD POORAKA

Client: JAFARIA ISLAMIC SOCIETY OF SA

Title: SOUTH & WEST ELEVATIONS

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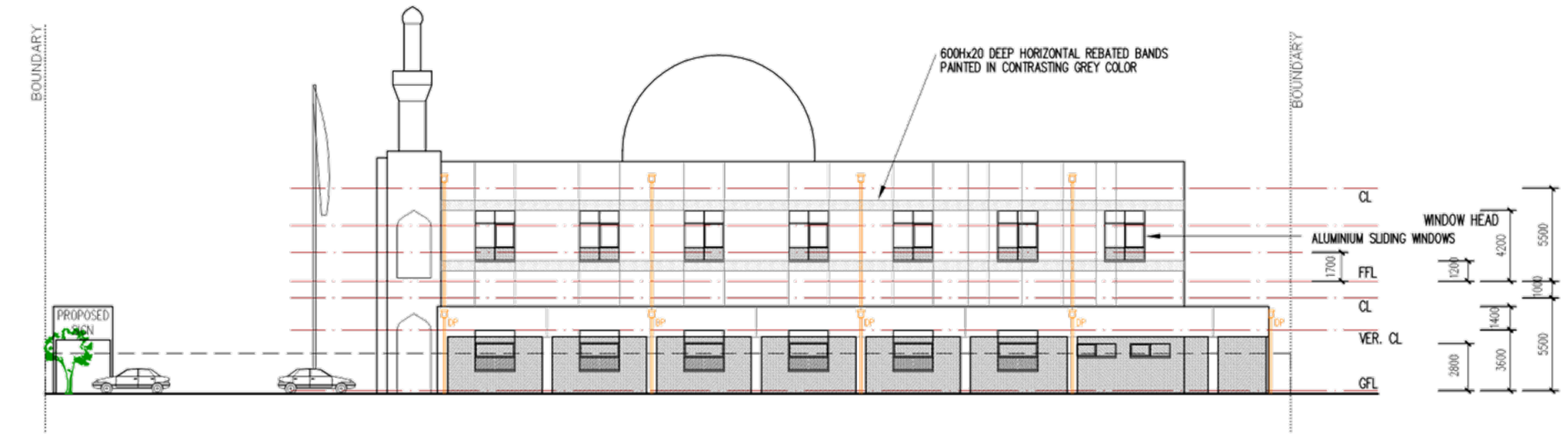
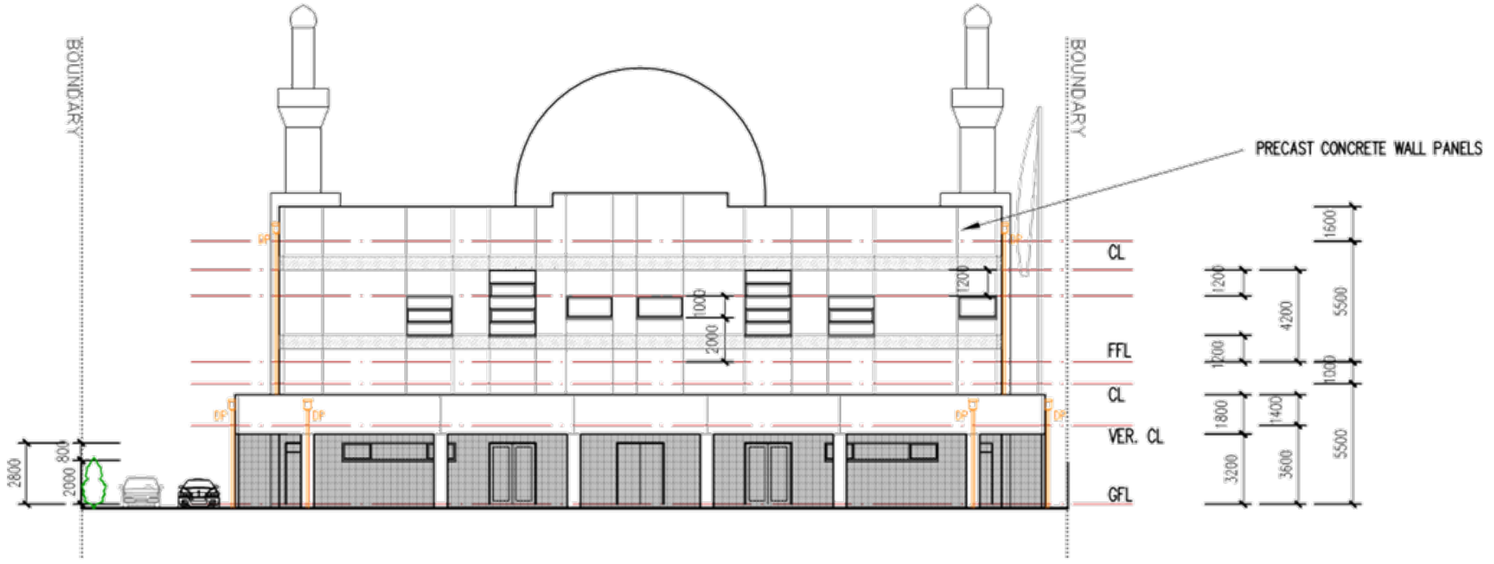


East Elevation



North Elevation

Issue	Date	Amendment

Project: PROPOSED COMMUNITY CENTRE & MOSQUE

At: 90 RESEARCH RD POORAKA

Client: JAFARIA ISLAMIC SOCIETY OF SA

Title: NORTH & EAST ELEVATIONS

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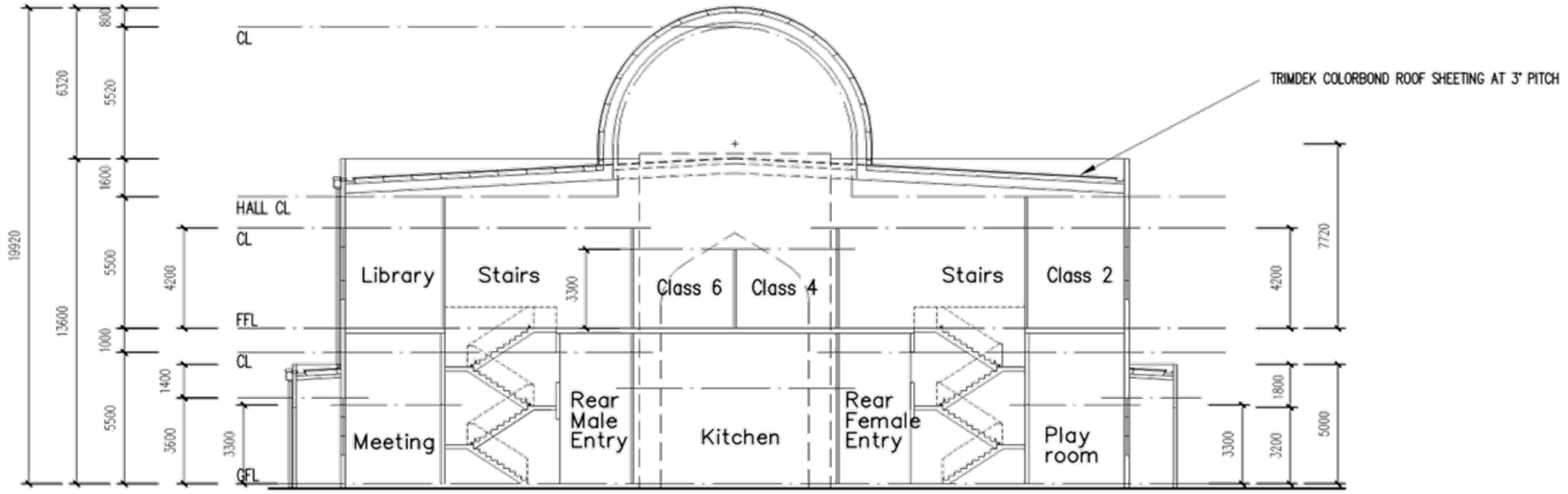

Section - A

Stairs
F-F HEIGHT 6500
40 RISERS AT 162.5mm
39 GOINGS AT 250mm = 9750

Issue	Date	Amendment

Project: PROPOSED COMMUNITY CENTRE & MOSQUE

At: 90 RESEARCH RD POORAKA

Client: JAFARIA ISLAMIC SOCIETY OF SA

Title: SECTION-A

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Appendix C:
Environmental Site History
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Appendix C

Preliminary Site Investigation – Site History

90 Research Road, Pooraka SA 5095

1 February 2024



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Appendix G

Site Contamination Declaration Form

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EXECUTIVE SUMMARY

Background

This report constitutes a Preliminary Site Investigation – Site History (PSI) for the property located at 90 Research Road, Pooraka, South Australia 5095 (the site).

Objectives of investigation

The objectives of the PSI were to undertake appropriate research in accordance with Regulatory guidelines and requirements to identify any potentially contaminating activities (PCAs) as identified by State Planning Commission Practice Direction 14 – Site Contamination Assessment, or activities of environmental significance, which may cause concern for the development of the land from the existing commercial use to a place of worship (community centre).

Scope of work

The scope of work included a desktop site history research, assessment of available information, searches, and databases, and a site inspection, providing information for a qualitative assessment of risk posed by any identified PCA or activity of environmental significance.

Determination of site contamination

Following PCAs are suggestive of having occurred onsite:

Class 1 activity: waste depot

Class 2 activities:

- motor vehicle repair or maintenance
- transport depot or loading site
- agricultural activities.

The following PCAs are suggestive of having occurred off-site and on adjacent land (within 60 m of the site boundary):

Class 1 activity: printing works

Class 2 activities:

- motor vehicle repair or maintenance
- metal forging
- pulp or paper works
- textile operations

The following PCAs are suggestive of having occurred off-site but not on adjacent land:

Class 1 activities:

- printing works
- service stations

Class 2 activities:

- motor vehicle repair or maintenance
- battery manufacture

Class 3 activity: concrete batching works.

Regulatory notification

No notifications have been lodged for onsite or adjacent lands.

Risk to human health and/or environment

The contamination status of the site is unknown however it is unlikely significant contamination would be present due to historical activities that would pose an unacceptable risk to human health or environmental receptors at a non-sensitive site.

Summary of conclusions and recommendations

The site and its adjacent surroundings were used for agricultural purposes, with the site used as an orchard from the 1940s to 1970s. The site has been used for commercial purposes since the 1980s, including:

- a swimming pool display centre in 1980 (council records)
- caravan/mobile building sales/storage in the 1980s to early 2004 (CT and aerial searches)
- a caravan and recreational equipment hire and repair centre in 1979 and in 1994 (council records)
- a waste transfer station in 2006 (council records)
- a waste or recycling depot in 2012 and 2013 (section 7 search)
- equipment and heavy metal storage between 2008 and 2011 (CT and aerial searches)
- equipment storage between 2017 and 2023 (CT and aerial searches)
- a truck depot and mechanic (site inspection).

The surrounding land was vacant agricultural land and was progressively redeveloped for commercial/industrial use between the 1950s and 1990s.

It is unlikely the historical site use would pose a significant risk to the proposed non-sensitive land use. While the proposed land use is more sensitive than the current use under Practice Direction 14, it is ultimately still a commercial activity and therefore not a 'sensitive' land use. It is unlikely the identified PCAs would have caused soil, groundwater or soil vapour contamination at concentrations that would pose an unacceptable risk to receptors who temporarily use the site. The proposed development includes construction of a building with associated carparking and driveways, which will ensure the site surface is mostly sealed beneath buildings or hardstand, effectively eliminating potential exposure routes. Appropriate management measures will likely be required to manage the potential risk posed to site workers during intrusive site works.

The Site Contamination Declaration Form is attached in **Appendix G**.

These conclusions and recommendations must be read in conjunction with the limitations in Section 7.

1. INTRODUCTION

Environmental Projects were commissioned by Lou Fantasia Planning to undertake a Preliminary Site Investigation (PSI) – site history for the property at 90 Research Rd, Pooraka, South Australia 5095 (the site). A site location plan is provided as Figure 1, **Appendix A.**

1.1 Background

The site is currently in commercial use and has an area of approximately 3293 m². It consists of one certificate of title CT 5511/921. The proposed development will change the land use from commercial use (a truck deport and report facility) to a community centre (place of worship with carparking, driveways and landscaping). In line with the State Planning Commission Practice Direction 14, Site Contamination Assessment (Practice Direction 14), the development proposes a change to a more sensitive land use and triggers the requirement for a PSI and site contamination declaration form.

1.2 Objectives

The objectives of the assessment were to:

- research current and historical activities undertaken at or adjacent to the site, to identify whether potentially contaminating activities (PCAs) have occurred at or near the site
- provide a desktop assessment of risk with respect to the likelihood that PCAs could have caused site contamination with respect to the proposed land use.

1.2.1 Previous assessments

Environmental Projects is not aware of any previous assessment of this site.

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2. SCOPE OF WORK

The scope of work includes:

- desktop site history research, using:
  - information obtained from research and available databases and reports
  - information on previous site owners obtained from a Lands Titles Search, through the South Australian Integrated Land Management System (SAILIS) (Land Services Group, Government of South Australia)
  - local planning authority records
  - Sands and McDougall's directory
  - South Australian Environment Protection Authority (EPA) Public Register search under section 7, *Land and Business (Sales & Conveyancing) Act 1994*
  - published geology, hydrogeology and topographical maps of the area
  - groundwater and surface water records from the Department for Environment and Water (DEW)
  - historical aerial photographical records from Mapland and other aerial image resources
  - anecdotal information on current and previous site activities
  - observations and information gathered during a site inspection and site interview
- development of a conceptual site model (CSM)
- preparation of a preliminary site investigation (PSI)/detailed site investigation (DSI) report providing appropriate conclusions and recommendations
- completion of a Site Contamination Declaration form, as prescribed by Practice Direction 14 – Site Contamination Assessment.

3. REGULATORY FRAMEWORK

3.1 *Environmental Protection Act 1993*

In South Australia, the assessment, management and remediation of site contamination is regulated by the *Environment Protection Act 1993*.

The *Environment Protection Act 1993* defines site contamination in section 5B as follows:

(1) For the purposes of this Act, site contamination exists at a site if—

(a) chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and

(b) the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere (i.e. potentially contaminating activities (PCAs) (as defined in The *Environment Protection Regulations 2009)* or activities of environmental significance)*; and*

(c) the presence of the chemical substances in those concentrations has resulted in—

(i) actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or

(ii) actual or potential harm to water that is not trivial; or

(iii) other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.

(2) For the purposes of this Act, environmental harm is caused by the presence of chemical substances—

(a) whether the harm is a direct or indirect result of the presence of the chemical substances; and

(b) whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.

(3) For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.

Based on the above, to determine whether site contamination exists, the first stage is to assess whether chemical substances have been added to the site through an activity, and whether these substances are above background concentrations. The second stage is to assess whether the chemical substances have resulted in actual or potential harm to the health or safety of human beings or the environment (including water) that is not trivial.

If site contamination is determined to be present at a site, the *Environment Protection Act 1993* provides mechanisms to assign responsibility for the contamination and appropriate assessment and/or remediation of the contamination.

Protection of groundwater in South Australia is regulated by various provisions in the *Environment Protection Act 1993* and by the Environment Protection (Water Quality) Policy 2015 (WQEPP), which came into operation in December 2015. The WQEPP outlines the definition of protected environmental values (PEV's) of water in Part 1, Section 6 of the policy. If site contamination of groundwater is threatened or identified, EPA (2019) Site Contamination: Guidelines for the assessment and remediation of site contamination (The GAR) outlines the process of determining the relevant PEV's of groundwater for a site and the surrounding area. The GAR also provides guidance from the EPA on how it expects assessment and remediation of site contamination to be undertaken professionally and in accordance with the *Environment Protection Act 1993* and the Environment Protection Regulations 2009.

3.2 *Planning, Development and Infrastructure Act 2016*

A change in a site's land use is a form of development under section 4 of the *Planning, Development and Infrastructure Act 2016*. Because site contamination is linked to a site's land use, any change to that land use can bring about site contamination under section 103D(2) of the *Environment Protection Act 1993* and regulation 51 of the Environment Protection Regulations 2009, even though the person who initiated the change of land use was not the original polluter. The State Planning Commission Practice Direction 14 (Site Contamination Assessment), issued by Plan SA on 19 March 2021, and updated on 23 June 2022, sets out requirements under the Planning, Development and Infrastructure (General) Regulations 2017 for when a relevant authority is considering an application for planning consent where the application poses a change in land use to a more sensitive land use, or in the case of land division, the application poses a sensitive use.

Practice Direction 14 defines the land use hierarchy, the potentially contaminating activity classifications, and provides a copy of the site contamination declaration form used to communicate whether referral of the development is required under the Planning, Development and Infrastructure (General) Regulations 2017.

The site contamination declaration form indicates:

- site contamination is unlikely to exist (for planning purposes) if a potentially contaminating activity (as defined in Practice Direction 14) is not known to have occurred on the site, and a class 1 activity (see Practice Direction 14) is not known to have occurred on adjacent land
- site contamination exists or may exist on or below the surface of the land that will require notification to the EPA (for planning purposes) if:
  - a class 1 activity exists or previously existed onsite or on adjacent land
  - a class 2 activity or class 3 activity exists or previously existed onsite
  - a notification of site contamination of underground water under section 83A of the *Environment Protection Act 1993* (as shown on SAPPA) is present onsite or on adjacent land
  - the land is within a groundwater prohibition area
  - the land is the subject of a notation on the certificate of title for the land under section 103P of the *Environment Protection Act 1993* that a site contamination audit report has been prepared for the property

'Adjacent land' is defined in the *Planning, Development and Infrastructure Act 2016* as land no more than 60 metres from the other land.

The purpose of the referral process set-out in Practice Direction 14 is to ensure that an appropriate and proportionate assessment of site contamination or potential site contamination occurs, and to provide direction to the relevant authority (such as Council) on whether they must consider the advice of either a site contamination consultant or site contamination auditor regarding site suitability, including through the imposition of conditions of planning consent. The conclusions of this report will reference Practice Direction 14, and any implications for the site should it be relinquished or redeveloped, based on the findings of this report.

3.3 ASC NEPM

The professional assessment of site contamination and consequential risk to human health and the environment is guided by the National Environment Protection Council *National Environment Protection (Assessment of Site Contamination) Measure 1999*, as amended 2013 (ASC NEPM), Australian Standards and numerous other guidelines and technical publications prepared by the EPA and other scientific organisations.

4. SITE HISTORY

4.1 Guidance documents

The site history assessment has been undertaken with reference to guidance provided in:

- ASC NEPM
- The GAR
- Edwards J W., Van Alphen M and Langley A, 1994, *Identification and Assessment of Contaminated Land: Improving Site History Appraisal, Contaminated Sites Monograph Series No 3*, SA Health Commission, Adelaide
- Environment Protection Regulations 2009
- State Planning Commission Practice Direction 14 (Site Contamination Assessment).

Spatial data is used to provide site history, environmental risk, and planning information. A series of maps and datasets (presented as tables) specific to the site and surrounding area are generated using a variety of databases, and by interrogating the dataset using a buffer area (that is, an area at a set distance from the centre of the site or site boundary). The buffer distance is specific to each dataset and meets requirements stipulated by industry and regulatory guidelines.

Collated maps and datasets (and details of associated buffer distances) are in the report (Lotsearch 2024) provided in **Appendix B**. Results of assessing this information are summarised throughout Section 4.

4.2 Site details

This section provides the site details applicable for this assessment.

4.2.1 Identification details

Site identification details are provided in Table 4-1.

Table 4-1: Site identification details

Address	**90 Research Road, Pooraka, SA 5095**
Certificate of Title (CT) reference(s)	CT 5511/921
Allotment reference	Allotment 15
Site area	3293 m³
Site owner(s) as shown on CT	Jafaria Islamic Society Ltd
Site occupier	Workshop
Local government authority	City of Salisbury
Current zoning	Strategic Employment
Current land use	Commercial (truck deport and report facility)

Address	90 Research Road, Pooraka, SA 5095
Proposed land use	A place of worship with carparking, driveways and landscaping
Client	Lou Fantasia

4.2.2 Land Use as per Practice Direction – 14

Table 1 in Practice Direction 14 outlines the land use sensitivity hierarchy, and states that:

- a truck depot is categorised as item 6 commercial class 2
- a place of worship (with carparking, driveways and landscaping) is categorised as item 4 community centre.

Based on the above, and the site identification details in Table 4-1, the proposed development constitutes more sensitive land use change. The current land use will be confirmed after the site inspection (see Section 4.17).

4.3 Regional landscape

The site is located 12 km north-east to the Adelaide City, within the City of Salisbury council area.

4.3.1 Zoning and land Use

The site is zoned (in relation to the Planning and Design Code) for Strategic Employment and falls within the Commercial land use class.

All properties adjacent the site are zoned for Strategic Employment and falls within public institution, utilities or industry, food industry land use classes. Properties beyond these zoning/land uses zoned for General Neighbourhood, Open Space, Employment, Suburban Activity Centre, Local Activity Centre and fall within retail commercial, vacant urban land, vacant, reserves, non-private residential, residential, recreation and education.

4.3.2 Topography

Regional topographic information obtained from the topographic base map in the South Australian Resources Information Gateway (SARIG) database indicates the site has an approximate elevation of 20 m Australian Height Datum (m AHD), with sloping towards north-west.

The area surrounding the site is generally sloping towards north-west.

4.3.3 Soil

Soils onsite are a part of the Australian Soil Classification Chromosol order, described as outwash plains, with hard alkaline red soils, small areas cracking clay soils and also hard alkaline yellow mottled soils, with minor areas and various unclassified alluvial soils in the stream valleys. No assessment/analysis has been undertaken for DEW soil type.

Soils onsite are a part of the Atlas of Australian Acid Sulfate Soil Class C Category, suggesting there is a 1-5% chance of acid sulfate soils occurring onsite.

4.3.4 Geology

The site is underlain by Pooraka formation (DEW), described as Clay, sand and carbonate earth, silty, with gravel lenses.

4.3.5 Hydrology

The NatureMaps database, administered by the South Australian Department for Environment and Water, indicates an unnamed waterbody is the closest water body to the site, located approximately 343 m north-west of the site at its closest point. There are about 10 watercourses and 25 waterbodies located within 2 km of site including Dry Creek and Mawson Lake.

There are two aquatic groundwater dependent ecosystems (GDE's) within 2 km of the site:

- one located 563 m north of the site, listed as a moderate potential GDE
- one located 633 m north of the listed, listed as a high potential GDE.

4.3.6 Hydrogeology

WaterConnect search

To determine the PEV's of groundwater within 2 km of the site, a search of the WaterConnect database, administered by the Department for Environment and Water, was completed on 10 January 2024.

The search identified 90 wells within 2 km of the site. 6 wells have a status listed as either active (operational, not located, or dry) or unknown, and 19 wells are listed as backfilled, abandoned or decommissioned. Table 4-2 summarises information for wells identified within the data set. Tabulated data is provided in **Appendix B**, and well distribution maps are provided in **Appendix C**.

Table 4-2: WaterConnect search results summary

Well characteristic	Total number of listed wells	Description
Status	34	• 1 for abandoned • 3 operational • 12 unknown • 18 backfilled
Purpose	56	• 1 for construction materials • 1 for irrigation • 1 for observation • 3 for managed aquifer recharge (incl ASR) • 3 for monitoring • 4 for environmental • 43 for investigation
Standing water level (SWL)	51	Ranges: • from 1 m AHD at well 6628-27347, installed to 210 m depth, and listed as operational for Managed Aquifer Recharge (incl ASR) purposes.

Well characteristic	Total number of listed wells	Description
		• to 28.2 m AHD at well 6628-25135, installed to 32 m in 2008, and listed as backfilled for investigation purposes.
Relative standing water level (RSWL)	14	Ranges: • from -5.62 m AHD at well 6628-20614, installed to 30 m BGL in 1998, and listed for irrigation purposes. • to 10.86 m AHD at well 6628-6926, installed to 107.29 m BGL in 1967 (status and purposes is not recorded.)
Salinity	Recorded for 6 wells, ranging: • from 123 mg/L, recorded at 6628-16623 installed at 180 m BGL in 1994 • to 12861 mg/L, recorded at 6628-20614 installed at 30 m BGL in 1998	84 wells had no TDS recorded. Their locations are shown on Map 1, **Appendix C**.
		1 wells had TDS concentrations less than 1200 mg/L. Their locations are shown on Map 2, **Appendix C**.
		4 wells had TDS concentrations between 1200 mg/L and 3000 mg/L. Their locations are shown on Map 3, **Appendix C**.
		1 wells had TDS concentrations greater than 3000 mg/L. Their locations are shown on Map 4, **Appendix C**.

The closest well to site is well 6628-25552, located approximately 126 m south east of the site and installed to 32 m BGL in 2008. The listed SWL is 22.4 mAHD, however the status is listed as backfilled.

4.4 SA EPA Searches

4.4.1 Section 7 search

A search of the EPA Public Register under section 7 of the *Land and Business (Sales and Conveyancing) Act 1994* was conducted by the EPA for the site. A copy of the search results is provided in **Appendix D**. The search results indicate, as of 9 January 2024:

- there were no mortgages, charges or prescribed encumbrances affecting the site under the relevant section of the *Environment Protection Act 1993*
- no license or environmental authorisation was ever issued to operate a waste depot on the land under the *South Australia Waste Management Commission Act 1979* (repealed), the *Waste Management Act 1987* (repealed) or the *Environment Protection Act 1993*
- the EPA Public Register did not hold any information relating to:
  - material or serious environmental harm caused or threatened in the course of an activity
  - site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*
  - environment assessment report(s) or site contamination audit report(s).
- EPA hold details of a licence no longer in force issued under Part 6 of the Environment Protection Act 1993 to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land. Environmental Projects obtained a copy of the licence from the public register and is provided in Appendix D.

The licence, issues to CD Metals Australia Pty Ltd suggests there was a Waste or Recycling Depot operating at the site between 16 April 2012 and 31 March 2013.

4.4.2 Site contamination index

There are 14 sites recorded on the EPA site contamination index within the dataset buffer, with notifications within a 500 m radius of the site summarised in Table 4-3. There are no notifications recorded onsite or on adjacent land.

Table 4-3: Site contamination index results

EPA Notification Number	Notification Type	Address	Potentially Contaminating Activity(ies)	Direction and Approximate Distance from Site
60160 - 01	S83A Notification	237 Bridge Road Ingle Farm SA 5098	Service stations	206 m South
60691	Audit Notification	237 Bridge Road Ingle Farm SA 5098	Fill or soil importation; Motor vehicle repair or maintenance; Service stations	206 m South
60691 - 001	Audit Report	237 Bridge Road Ingle Farm SA 5098	Fill or soil importation; Motor vehicle repair or maintenance; Service stations	206 m South

4.4.3 Public register

There is one environment protection or clean-up order and 23 authorisations or authorisation applications that exist for properties within the dataset buffer. Notifications within a 500 m radius of the site are summarised in Table 4-4. There are no notifications recorded onsite.

Table 4-4: EPA orders and authorisations within the dataset buffer

EPA Record Number	Record Type	Record Status	Entity and/or Address	Activity	Direction and Approximate Distance from Site
50618	Licence	Issued	Eaglesfield Batteries Pty Ltd	Waste or recycling depots (battery recycling only)	45 m south-east
LNL15FY7K1	Licence application	Authorisation Updated	Eaglesfield Batteries Pty Ltd	Waste or recycling depots (battery recycling only)	45 m south-east
14135	Licence	Issued	Holcim (Australia) Pty Ltd	Concrete batching works	47 m north
50526	Licence	Issued	Holcim (Australia) Pty Ltd	Abrasive blasting	47 m north
LNL6CLW7W	Licence application	Authorisation Updated	Holcim (Australia) Pty Ltd	Abrasive blasting	47 m north
1384	Licence	Issued	Ideal Mix Concrete Pty Ltd	Concrete batching works	133 m north-west

EPA Record Number	Record Type	Record Status	Entity and/or Address	Activity	Direction and Approximate Distance from Site
2527	Licence	Issued	Pooraka (Ween Rd) Bootle & Can Recycling Company Pty Ltd	Waste recycling depot (waste for resource recovery or transfer)	141 m south
50765	Licence	Issued	Paul Stanley Townsend	Waste Recovery Facility	192 m south
LNL833Z1UV	Licence application	Authorisation Updated	Paul Stanley Townsend	Waste Recovery Facility	192 m south
50841	Licence	Issued	Liberty Oil Convenience Pty Ltd	Petrol stations	255 m south
ENL30KXP4L	Licence application	Authorisation Updated	Liberty Oil Convenience Pty Ltd	Petrol stations	255 m south
1383	Licence	Transferred	Concrete Supply Pty Ltd	Concrete batching works	293 m north-west
240	Licence	Transferred	The City of Salisbury	Waste recycling depot (waste for resource recovery or transfer)	293 m west
50150	Licence	Surrendered	Genus Services Pty Ltd	Waste or recycling depots (solid waste for onsite disposal)	293 m west
51073	Licence	Issued	Eco Concrete Pty Ltd	Concrete batching works	293 m north-west
51518	Licence	Issued	Northern Adelaide Waste Management Authority	Waste Recovery Facility	293 m west
LNL792R6ZC	Licence application	Proceed To Authorisation	Diamond Communications Pty Ltd	Waste or recycling depots (solid waste for onsite disposal)	293 m west
129	Licence	Issued	Montoro Roofing Pty Ltd	Concrete batching works	300 m west
2089	Licence	Issued	Hollostone Pty Ltd	Concrete batching works	300 m west
3018	Licence	Transferred	3 R Pty Ltd	Waste recycling depot (waste for resource recovery or transfer)	324 m south-west
50743	Licence	Surrendered	Shred-X Pty Ltd	Waste Recovery Facility	324 m south-west

EPA Record Number	Record Type	Record Status	Entity and/or Address	Activity	Direction and Approximate Distance from Site
2251	Licence	Issued	City of Salisbury	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	387 m north
42402	Licence	Surrendered	Hispec Industrial Coatings Pty Ltd	Abrasive blasting	458 m north-west

4.4.4 Assessment areas

There is one EPA Assessment area (contamination assessment area) within the dataset buffer. The Para Hills contamination assessment area is located 542m north-east of the site, see information on the EPA website for more information if required (https://www.epa.sa.gov.au/files/4771139_media_18may2012.pdf)

4.5 Certificate of title

A CT search for the site was conducted on 12 January 2024 using Property Location Browser and SARIG. A copy of the current CT and a CT tree with details from each title is provided in **Appendix E**.

Review of historical titles undertaken for this report indicates the following relevant details to the site history investigation:

- The oldest title viewed for the property (CT 832/18) was issued in 1910 to William Eastwood, a farmer. The CT was transferred to Charles Hargraves, a solicitor, in 1935, then to Gordon McKenzie, a farmer, in 1941, before it was cancelled to CT 1802/181.
- Gordon McKenzie held the title until 1943 when it was transferred to John Swales, who was a member of Australia's Military Forces. Portions of the site were transferred to other landowners and cancelled, before the balance of the tile was cancelled to CT 1839/20 in 1944.
- CT 1839/20 was transferred to Leonard Arnoff, a Clerk, in 1944, then to G and R Wills Holdings Limited in 1960. Portions of the title were cancelled to other landowners in 1963 and 1976, with the balance of the title cancelled to CT 4087/319.
- CT 4087/319 was transferred to Kojak Construction Ltd in 1977, before portions of the title transferred to other landowners and cancelled, with the site cancelled to CT 4107/551.
- Portions of CT 4107/551 were transferred to other landowners and cancelled in 1978, before the balance of the title was cancelled to CT 4124/881.
- Portions of CT 4124/881 were transferred to other landowners and cancelled in 1978, with the balance of the title cancelled to CT 4136/997.

- CT 4136/997 was transferred to Brenolar Nominees Pty Ltd in1978, with no other information recorded before the title was cancelled to CT 5511/921.
- CT 5511/921 (current title) was granted to Noel Faggotter and Jennifer Coles in 2004, before being transferred to Noel Faggotter Pty. Ltd in 2010. The title was then transferred to John Tipping and Valarie Tipping in 2012, then to current owners Jafaria Islamic Society Ltd in 2022.

In summary, CT information suggests that the property was used for agricultural purposes (class 2 or 3 activities) between 1910 and 1944 under various owners. The site has likely been used for commercial/industrial activities (class 1 or class 2) between 1977 and 2022.

4.6 Local government

A local government enquiry for information relating to the site was submitted by email to City of Salisbury on 8 January 2024. City of Salisbury indicate:

- Council holds details of following applications and/or approvals for the site:
  - 361/1172/1979/HA in 1979 for caravan and recreational equipment hire and repair centre was approved
  - 361/4511/1982/HA in 1982 for swimming pool display centre, sale of supplies and maintenance equipment was approved
  - 361/642/1982/HA in 1982 for carport was approved
  - 361/3017/1986/HA in 1985 for garage conversion
  - 361/3427/1994HA in 1994 for storage shed was refused
  - 361/1172/1994/HA in 1994 for caravan & recreational equipment hire and repair was approved
  - 361/30082006/DB in 2006 for waste transfer station was approved.

No memo or complaint is on the property as per council records with regards to environmental significance.

4.7 Historical business directories

The UBD Business to Business directory and Sands and McDougall directory results are broken into two categories:

- premise matches: where a business is mapped to a specific address
- road intersection matches: where a business is mapped to a specific road intersection
- road or area matches: where a business is mapped to a road or area where an address is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Sands and McDougall directory results are shown on pages 22 to 31 of the report in **Appendix B**. The following businesses and activities were present onsite in 1991:

- Island Start Aluminium Annexe – caravan builders, canvas goods manufacturers and/or distributors, and prefabricated, portable and or modular building manufacturers and/or distributors and/or erectors

- Noels Caravans – caravan sales, caravan accessories and/or spare parts manufacturers and/or distributors
- Noels Hire – Caravan sales, services and/or hires
- Relocatable Homes – prefabricated, portable and or modular building manufacturers and/or distributors and/or erectors
- Wellbond Homes – prefabricated, portable and or modular building manufacturers and/or distributors and/or erectors.

Of the 131 results for registered businesses surrounding the site, the following were considered relevant for potential site contamination on adjacent land (within 60 m radius of the site):

- 0 m south-east: auto electricians, motor engineers in 1991
- 0 m west: welders, steel fabricators in 1991
- 18 m south: motor engineers, motor engine reconditioners in 1991
- 18 m south-west: printers- general, printers - lithographic (offset) in 1991
- 22 m south-east: crash repair specialists in 1991
- 33 m west: clothing manufacturers, paper manufacturers in 1991

Notable premise matches off-site but not on adjacent land include:

- 70 m west: printers -general in 1991
- 72 m south: motor gas (LPG) conversions, die and press tool makers, engineers – precision, engineers - machining to the trade in 1991
- 93 m south: motor engine reconditioners, motor engineers, crash repair specialists, motor panel beaters and spray painters in 1984
- 104 m south-east: battery manufacturers in 1991
- 116 m south: motor engineers in 1991
- 126 south: printers – general
- 126 m south-west: toolmakers, engineers in 1991
- 131 m south-west: engineers -general in 1991
- 133 m north-west: concrete - ready mixed in 1991
- 203 m south-west: motor garages and engineers and service stations in 1984
- 206 m south: motor garages and service stations, motor garages and engineers and service stations in 1991
- 255 m south: motor garages and engineers and service stations in 1984

Notable road matches within the search radius include:

- steel merchant – general
- printers – letterpress
- motor body builders and repairers
- clothing manufacturers– general
- motor garages and engineers
- service stations.

4.8 Aerial photographs

High resolution historical aerial photographs for 1935 to 2023 are provided in **Appendix B.**

A review of each aerial photograph is provided in Table 4-5.

Table 4-5: Aerial Photograph Review

Year	Onsite Description	Off-site Description
1935-36	The site is vacant within a vacant agricultural land.	Surrounding land is generally vacant agricultural land, with access tracks and tree lines visible within the paddocks. Bridge Road is present to the east of the site running north-east to south-west and is unsealed. Two small buildings can be seen between 150 m and 200 m south-east of the site, on the eastern side of the road.
1949	The site is part of a large orchard.	The land adjacent the northern and eastern site boundaries are a part of the orchard, with land adjacent the western boundary likely used as an orchard at a different stage of growth. Land adjacent the southern boundary is vacant agricultural land. Several small buildings have been constructed on two properties approximately 150 m south-east of the site. Most of the remaining surrounding land appears to be used for agricultural purposes, with another orchard present further south of the site.
1959-1961	The site appears consistent to the previous image, and the orchard appears to be well established.	Land adjacent the site is consistent with the previous image. A property approximately 150 m north/north-west appears to be undergoing development, soil/surface appears to be darker in colour, suggesting some movement to soils. The remaining surrounding land is similar to the previous image.
1968-1969	The site appears consistent to the previous image.	Land adjacent the site is consistent with the previous image. A large commercial/industrial development is preset to the north of the site, on the same property as the soil reworking was noted in the previous image. The development includes large buildings, associated driveways and soils stockpiling/reworking. Some long lines of possibly storage containers are present to the north of the site and south of the commercial development, within 150 m radius of the site. The remaining surrounding land is similar to the previous image.

Year	Onsite Description	Off-site Description
		Bridge Road appears to have been sealed.
1979	The orchard has been cleared and the site appears vacant.	The orchard has been cleared from all adjacent land except along the northern site boundary. Several commercial style shed are present adjacent the western site boundary. A new commercial development is present to the south of the site, consisting of smaller commercial buildings along several new access roads. The commercial/industrial development to the north of the site appears similar to the previous image and is possibly a sand and metal depot. Land to the east of the main road has been developed for residential use.
1986-1989	The site is occupied by at least three small commercial/industrial buildings along the western boundary, with smaller buildings or containers/caravans scattered across the rest of the site (possible transportable home storage or construction)	Land adjacent the northern site boundary is used in conjunction with the site. All surrounding land uses are now commercial, except for remnants of the orchard to the north-east of the site, and the existing residential development to the south-east. The commercial/industrial complex to the north has expanded. Bridge Road has been expanded/further developed and is now four lanes.
1997-1998	Several other buildings are now present along the southern, eastern and western site boundaries, with evidence of a garden around the building along the southern boundary. A few smaller buildings/caravans remain scattered across the site .	The surrounding land is similar to the previous image. The commercial/industrial complex to the north of the site has again expanded/further developed, and a property to the west of the site appears to be a sand and metal yard, with the property further to the west used as a car wreckers. The commercial complex to the south has also expanded and could possibly be a commercial/industrial complex.
2002	The site appears similar to the previous image. The large building along the eastern site boundary has been demolished, and there are some trees large slim trees scattered across the site. It is evident from this image that the site is used for caravan storage/sales.	The surrounding land is similar to the previous image, and no significant changes are noted.
2004	The site appears similar to the previous image, and no significant changes are noted.	The surrounding land is similar to the previous image, and no significant changes are noted.
2008	The caravans have been removed from site, with several large truck trailers scattered across the site. The former garden around the southern building has been cleared and replaced with concrete hardstand, however the remainder of the site is unsealed. It's possible the site was used as a storage or loading yard.	The surrounding land is similar to the previous image, with the only significant change being the change in use of the land adjacent the northern boundary, still used in conjunction with the site.
2011	Scrap metal piles are scattered across the site, possibly for storage or metal recycling.	The surrounding land is similar to the previous image, with the only significant change being the land adjacent the northern boundary, which is still used in conjunction with the site.
2014	The site has been cleared of most of the storage piles, and the large building along the southern boundary has been cleared. The	The surrounding land is similar to the previous image, with the only significant change being the land adjacent the

Year	Onsite Description	Off-site Description
	southwestern site of the side if covered with concrete hardstand, while the remainder of the site is unsealed.	northern boundary, which is still used in conjunction with the site.
2017	The site is similar to the previous image, with evidence of equipment storage along the southern and eastern site boundaries.	The surrounding land is similar to the previous image, with the only significant change being the land adjacent the northern boundary, which is still used in conjunction with the site and appears to be used as an equipment storage yard.
2020	The site is similar to the previous image, with equipment storage now focused along the eastern and northern site boundaries. A new fence is present along the northern site boundary. The site has been cleared of all trees.	The surrounding land is similar to the previous image, with the only significant change being the land adjacent the northern boundary, which is now separated from the site and has been cleared and is vacant, with some stockpiles visible on the property to the north west of the site.
2023	The site appears to be used for heavy vehicle storage and no equipment stockpiles are present. All buildings that were present in the former image are still present onsite.	The surrounding land is similar to the previous image. The eastern portion of the property adjacent the northern boundary has been sealed and a building has established adjacent the north-eastern corner of the site. The western portion of the property is vacant, with stockpiles still present to the north-west of the site.

Based on Table 4-5, the site and its adjacent surroundings were used for agricultural purposes from at least 1935-1936 (earliest available image). The site was used as an orchard from the 1940s to 1970s, with the site being cleared vacant land in 1979. The site has been used for commercial purposes since the 1980s, with evidence of caravan/mobile building sales/storage between the 1980s and early 2000s (2004), equipment and heavy metal storage between 2008 and 2011, and equipment storage between 2017 and 2023. The surrounding land was vacant agricultural land and was progressively redeveloped for commercial/industrial use between the 1950s and 1990s. A small area to the south-east of the site, on the eastern side of Bridge Road, was redeveloped for residential use in the 1970s.

4.9 Historical maps

Historical maps available from 1876 to 1982 indicate the site was used for agricultural purposes. The 1982 map indicates the site is located approximately 2 km south-east of Parafield Airport.

4.10 PFAS

The Parafield Airport EPA PFAS investigation area is present within the dataset buffer, located just over 1.1 km north-west of the site.

4.11 Defence sites

No defence sites or defence site investigations are present within the dataset buffer.

4.12 Waste management facilities

The Salisbury City Council Waste Transfer and Recycling Centre is listed on the National Waste Management Site Database and is present 293 m west of the site.

Pooraka Recycling is an EPA approved container collection depot and is present 141 m south of the site.

No other waste management facilities were noted within the dataset buffer.

4.13 Liquid fuel facilities

Mobil On The Run Para Hills (Peregrine Corporation petrol station) is present 542 m north-east of the site. No other national liquid fuel facilities were present within the dataset buffer.

4.14 Mining

No mining or mineral deposits are present within the dataset buffer.

4.15 Heritage

No Commonwealth Heritage, National Heritage, State Heritage, SA Heritage Places or Aboriginal Land listed sites are present within the dataset buffer.

4.16 Natural hazards

There are no records of a bushfire having occurred within the dataset buffer, and the site is not located within a high risk flood or bushfire zone.

4.17 Site inspection

Environmental Projects conducted a site inspection on 18 January 2024. Photographs taken during the site inspection are included as **Appendix F**.

4.17.1 Onsite

The site is currently operating as a truck depot, with part of the main shed leased to a mechanic for general mechanic works. The two smaller sheds are used for storage purposes. There were a large number of vehicles (trucks and cars) and trailers present, with old oil containers, tiles, wood, tyres and municipal rubbish scattered in various locations across the site. There is some evidence of importation of fill beneath bitumen hardstand and across unsealed areas of the site and is likely beneath the concrete hardstand of the buildings. There is evidence of some minor hydrocarbon spills in several areas across the site.

4.17.2 Off-site

Adjacent land uses

The land uses noted on adjacent land during the site inspection (supported with the desktop research findings) include:

- north: open cark park for cemetery and potential garden towards the North-west
- south: commercial shops (food and printing) across Research Road
- east: warehouse and commercial operations (motorcycle parts store)

- west: warehouse and commercial operations (battery shop).

Other off-site features

Most operations in the area are commercial warehouses or minor industrial businesses. The area has a general gradual slope of east to west.

4.17.3 Sensitive receiving environments

No sensitive receiving environments were identified during the inspection.

4.18 Site interview

Environmental Projects conducted a brief site interview with Monty on 18 January 2024. Monty indicated a portion of the large shed was being leased to a mechanic.

4.19 Historical overview

It is proposed to change the site's use from a truck depot and report facility (item 6: commercial class 2) to a place of worship with carparking, driveways and landscaping (item 4: community centre), constituting a change to a more sensitive land use.

The site is zoned (in relation to the Planning and Design Code) for Strategic Employment and falls within the commercial land use class.

The site and its adjacent surroundings were used for agricultural purposes from at least 1935-1936 (earliest available image). The site was used as an orchard from the 1940s to 1970s and has been used for commercial purposes since the 1980s, with evidence of caravan/mobile building sales/storage in the 1980s to early 2004, equipment and heavy metal storage between 2008 and 2011, and equipment storage between 2017 and 2023. The surrounding land was vacant agricultural land and was progressively redeveloped for commercial/industrial use between the 1950s and 1990s.

The site was owned by a Clark between 1944 and 1960, when it was transferred to G and R Willis Holdings Limited. The site was purchased by Kojak Constructions in 1977, then to Brenolar Nominees Pty Ltd in 2008. CT information suggests the site was used for agricultural purposes until at least 1944, when it's likely the land was used for commercial/industrial purposes.

Historical directories indicate caravan hire and sales, and prefabricated homes and sales were present onsite in 1991. The following businesses were identified as being present on adjacent land:

- Mechanics to the south and south-east in 1991
- Welders/steel fabricators to the south-west in 1991
- Printers to the south-west in 1991
- Crash repairer to the south-east in 1991
- Clothing and paper manufacturers to the west in 1991.

Other notable businesses identified within the search buffer but not on adjacent land include:

- Mechanics
- Printers
- Battery manufacturers
- Ready mixed concrete business
- Service stations.

Council records indicate the site was approved for use as a caravan and recreational equipment hire and repair centre in 1979, approved again in 1994. A swimming pool display centre was also approved in 1980. A waste transfer station was approved at the site in 2006.

There are 14 sites recorded on the EPA site contamination index within the dataset buffer, however no notifications are recorded for the site. The EPA Section 7 search indicates there is a previous licence issued for the site. Environmental Projects requested a copy of the licence from the public register, which indicates the licensee CD Metals Australia Pty Ltd operated a waste or recycling depot at the site in 2012 and 2013.

The site inspection indicates the site is currently used as a truck depot, with mechanical repairs occurring onsite. Motor oils are stored in various locations across the site, and there is some evidence of minor surface spills. There are numerous vehicles and trailers stored across the site in various states of disrepair, as well as vehicle components, oil containers, tiles, wood and tyres stored on the ground and on pallets across the site. It's likely fill was imported to site beneath bitumen and concrete hardstand areas, and across unsealed areas of the site.

5. PRELIMINARY CONCEPTUAL SITE MODEL

5.1 Potentially contaminating activities and activities of environmental significance

PCAs are activities defined in the Environment Protection Regulations 2009. If an activity included on this list is inferred to have occurred on or off-site, it is included under the applicable PCA heading, with the associated Class (as per Practice Direction 14). Any other activity that is inferred to have occurred on or off-site that has the potential to have caused site contamination onsite, but is not included on the list of PCAs, is included as an Activity of Environmental Significance.

5.1.1 Onsite

PCAs

The following PCAs were identified onsite:

- waste depot (class 1)
- motor vehicle repair or maintenance (class 2)
- transport depot or loading site (class 2)
- agricultural activities (class 2).

Activities of environmental significance

Other activities of environmental significance that may have occurred onsite include:

- importation of fill (listed as a potentially contaminating activity under Environment Protection Regulations 2009 but is not listed in Practice Direction 14)
- storage of mechanical equipment
- use of pesticides and herbicides around buildings.

5.1.2 Off-site

PCAs on adjacent land

The following PCAs were identified off-site and on adjacent land:

- printing works (class 1)
- motor vehicle repair or maintenance (class 2)
- metal forging (class 2)
- pulp or paper works (class 2)

- textile operations (class 2).

PCAs not on adjacent land

The following PCAs were identified off-site but not on adjacent land:

- printing works (class 1)
- service stations (class 1)
- motor vehicle repair or maintenance (class 2)
- battery manufacture (class 2)
- concrete batching works (class 3).

Activities of environmental significance

Other activities of environmental significance that may have occurred off-site include:

- use of pesticides and herbicides during agricultural practices or around buildings.

5.2 Current and proposed site use

The site is currently classed as item 6: commercial class 2 (truck depot and mechanic) and is proposed for redevelopment as item 4: community centre (place of worship), therefore the proposed development constitutes a change to a more sensitive land use.

5.3 Conceptual site model

For a potential unacceptable risk to human health or the environment to exist relative to site contamination, the relationship in Figure 5-1 must be satisfied.



Figure 5-1: Source, Pathway, Receptor Relationship

Where the source is of insufficient toxicity, or there is no complete exposure pathway, or there is no receptor, then the potential for unacceptable risk does not exist. Toxicity to a receptor may be realised via acute (short term) or chronic (long term) exposure.

The CSM provided as Figure 5-2 was prepared for consideration and interpretation of potential exposure risks to onsite and off-site receptors.

The following information has been used to create Figure 5 2:

- PCAs and activities of environmental significance identified Section 5.1 are included as the known or potential primary sources of contamination
- the proposed non-sensitive land use, and surrounding land use to consider known or potential receptors.



Figure 5-2: Conceptual Site Model

5.4 Data gap analysis

No intrusive soil, soil vapour or groundwater sampling has been undertaken, therefore the contamination status of the site is unknown.

5.5 Risk analysis

Table 5-1 and Table 5-2 summarise:

- the potential risk of a complete source-pathway-receptor link (i.e. risk to human and ecological receptors)
- the risk posed from each PCA and activities of environmental significance to the proposed land use.

Table 5-1: Potential risk of a complete exposure pathway and potential risk to proposed land use – onsite activities

PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Waste depot	Possible, toxicity unknown	• Soil ingestion • Soil inhalation • Dermal contact	Yes	Activity was operational for less than 12 months and did not appear to include any processing of waste. Contamination status is unknown, however its unlikely significant contamination is present that would pose an unacceptable risk to receptors at a non-sensitive site. May pose a risk to human receptors during construction and/or maintenance activities.	Low
Motor Vehicle Repair or Maintenance	Possible, toxicity unknown	• Soil ingestion • Soil inhalation • Absorption • Potable water use • Dermal contact • Vapour inhalation • Preferential pathways • Volatilisation • Irrigation • Recreational use of groundwater	Yes	Activity undertaken inside on top of concrete hardstand. Hydrocarbon spills likely to have been minor in nature. Unlikely groundwater on a commercial site would be used for irrigation or potable water use. Contamination status is unknown, however its unlikely significant contamination is present that would pose an unacceptable risk to receptors at a non-sensitive site. May pose a risk to human receptors during construction and/or maintenance activities.	Low

PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Transport Depot or Loading Site	Possible, toxicity unknown	• Soil ingestion • Soil inhalation • Dermal contact	Yes	Hydrocarbon spills likely to have been minor in nature. Contamination status is unknown, however its unlikely significant contamination is present that would pose an unacceptable risk to receptors at a non-sensitive site. May pose a risk to human receptors during construction and/or maintenance activities.	Low
Agricultural Activities	Possible, toxicity unknown	• Soil ingestion • Soil inhalation • Dermal contact	Yes	Activity occurred more than 60 years ago, unlikely to pose a significant risk.	Low
Importation of Fill	Possible, toxicity unknown	• Soil ingestion • Soil inhalation • Dermal contact	Yes	Imported quarry material noted during the site inspection. Contamination status is unknown, however its unlikely significant contamination is present that would pose an unacceptable risk to receptors at a non-sensitive site. May pose a risk to human receptors during construction and/or maintenance activities.	Low
Stockpiling of Mechanical Equipment	Possible, toxicity unknown	• Soil ingestion • Soil inhalation • Dermal contact	Yes	Impacts, if present, likely isolated to surficial soils. Contamination status is unknown, however its unlikely significant contamination is present that would pose an unacceptable risk to receptors at a non-sensitive site. May pose a risk to human receptors during construction and/or maintenance activities.	Low

PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Use of pesticides and herbicides	Possible, toxicity unknown	• Soil ingestion • Soil inhalation • Dermal contact	Yes	Application of chemicals at a commercial scale unlikely to cause contamination.	Negligible

Table 5-2: Potential risk of a complete exposure pathway and potential risk to proposed land use – off-site activities

PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Printing Works	Unlikely	• Soil ingestion • Soil inhalation • Absorption • Potable water use • Dermal contact • Vapour inhalation • Preferential pathways • Volatilisation • Irrigation • Recreational use of groundwater	Unlikely	No known groundwater contamination in the area. Unlikely groundwater on a commercial site would be used for irrigation or potable water use. Unlikely groundwater contamination would be present at concentrations that would pose an unacceptable vapour risk to receptors at a non-sensitive site. Contamination status at the site is unknown.	Low
Pulp or Paper Works	Unlikely		Unlikely		Low
Textile Operations	Unlikely		Unlikely		Low
Service Stations	Unlikely		Unlikely		Low
Battery Manufacture	Unlikely		Unlikely		Low

PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Metal Forging	Unlikely	• Soil ingestion • Soil inhalation • Dermal contact	Unlikely	Unlikely to have caused soil contamination at the site that would pose an unacceptable risk to receptors at a non-sensitive site.	Negligible
Concrete Batching Works	Unlikely		Unlikely		Negligible
Use of pesticides and herbicides	Unlikely		Unlikely		Negligible

6. CONCLUSIONS AND RECOMMENDATIONS

The site and its adjacent surroundings were used for agricultural purposes, with the site used as an orchard from the 1940s to 1970s. The site has been used for commercial purposes since the 1980s, including:

- a swimming pool display centre in 1980 (council records)
- caravan/mobile building sales/storage in the 1980s to early 2004 (CT and aerial searches)
- a caravan and recreational equipment hire and repair centre in 1979 and in 1994 (council records)
- a waste transfer station in 2006 (council records)
- a waste or recycling depot in 2012 and 2013 (section 7 search)
- equipment and heavy metal storage between 2008 and 2011 (CT and aerial searches)
- equipment storage between 2017 and 2023 (CT and aerial searches)
- a truck depot and mechanic (site inspection).

The surrounding land was vacant agricultural land and was progressively redeveloped for commercial/industrial use between the 1950s and 1990s.

PCAs identified onsite and assessed as posing a low risk to the proposed development include:

- waste depot (class 1)
- motor vehicle repair or maintenance (class 2)
- transport depot or loading site (class 2)
- agricultural activities (class 2).

Other activities of environmental significance that may have occurred onsite, and assessed as posing a low risk to the proposed development include:

- importation of fill (listed as a potentially contaminating activity under Environment Protection Regulations 2009 but is not listed in Practice Direction 14)
- storage of mechanical equipment.

Use of pesticides and herbicides around buildings was identified as an activity of environmental significance that has been assessed as posing a negligible risk to the proposed development.

The following PCAs were identified off-site and assessed as posing a low risk to the proposed development include:

- printing works (class 1) (off-site on adjacent land, and off-site not on adjacent land)
- motor vehicle repair or maintenance (class 2) (off-site on adjacent land, and off-site not on adjacent land)

- pulp or paper works (class 2) (off-site on adjacent land)
- textile operations (class 2) (off-site on adjacent land).
- service stations (class 1) (off-site not on adjacent land)
- battery manufacture (class 2) (off-site not on adjacent land).

Metal forging (class 2) and concrete batching works (class 3) were identified off-site not on adjacent land and assessed as posing a negligible risk to the proposed development.

Use of pesticides and herbicides was identified as an off-site activity of environmental significance that has been assessed as posing a negligible risk to the proposed development.

It is unlikely the historical site use would pose a significant risk to the proposed non-sensitive land use. While the proposed land use is more sensitive than the current use under Practice Direction 14, it is ultimately still a commercial activity and therefore not a 'sensitive' land use. It is unlikely the identified PCAs would have caused soil, groundwater or soil vapour contamination at concentrations that would pose an unacceptable risk to receptors who temporarily use the site. The proposed development includes construction of a building with associated carparking and driveways, which will ensure the site surface is mostly sealed beneath buildings or hardstand, effectively eliminating potential exposure routes. Appropriate management measures will likely be required to manage the potential risk posed to site workers during intrusive site works.

The Site Contamination Declaration Form is attached in **Appendix G**.

These conclusions and recommendations must be read in conjunction with the limitations in Section 7.

environmental projects

7. LIMITATIONS

Scope of Services

This environmental site assessment report ("the report") has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the client and Environmental Projects ("scope of services"). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints

Reliance on Data

In preparing the report, Environmental Projects has relied upon data, surveys, analyses, designs and plans as well as any other information provided by the client and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise stated in the report, Environmental Projects has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Environmental Projects will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Environmental Projects.

Environmental Conclusions

In accordance with the scope of services, Environmental Projects has relied upon the data and conducted environmental field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report.

On all sites, varying degrees of non-uniformity of the vertical and horizontal soil or groundwater conditions are encountered. Hence no monitoring, common testing or sampling techniques can eliminate the possibility that monitoring or testing results/samples are not totally representative of soil and/or groundwater conditions encountered. The conclusions are based upon the data and the environmental field monitoring and/or testing and are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Also, it should be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of Client

The report has been prepared for the benefit of the client and no other party. Environmental Projects assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitations matters arising from any negligent act or omission of Environmental Projects or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the

report or the accuracy or completeness of any conclusion and should make their own enquiries and obtain independent advice in relation to such matters.

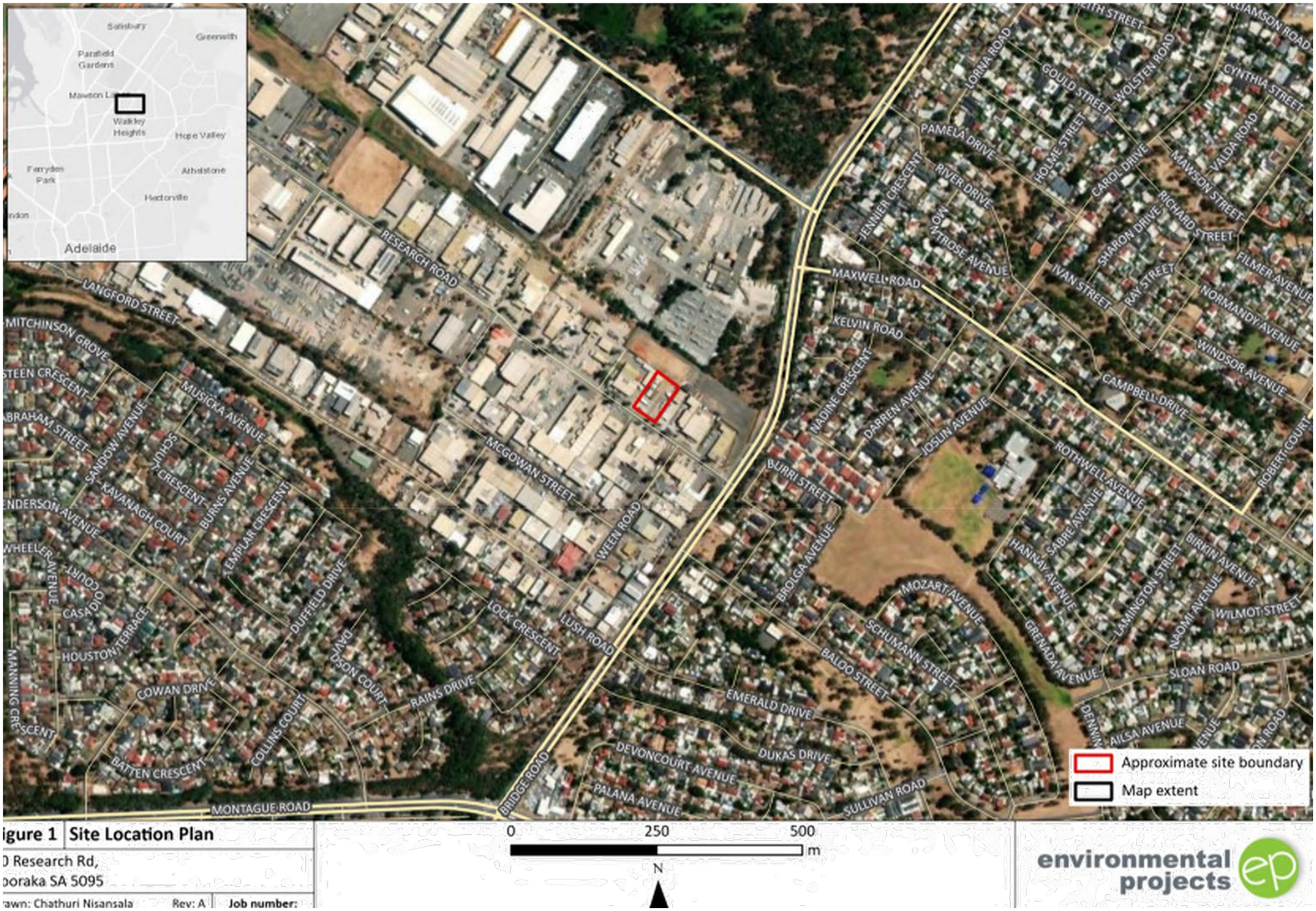
Other Limitations

Environmental Projects will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

Item 8.1.1 - Attachment 1 - Proposal Plans

Appendix A

Figures



Item 8.1.1 - Attachment 1 - Proposal Plans


Approximate site boundary
RESEARCH ROAD
metromap
igure 2 Site Layout Plan
0 Research Rd,
oraka SA 5095
awn: Chathuri Nisansala
Rev: A
Job number:
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environmental projects

Appendix B

Lotsearch

LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 10 Jan 2024 13:44:57

Reference: LS051434 EP

Address: 90 Research Road, Pooraka, SA 5095

Disclaimer:
The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.
You should obtain independent advice before you make any decision based on the information within the report.
The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	Precisely	23/03/2023	23/03/2023	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	27/11/2023	27/11/2023	Monthly	1000m	0	0	14
EPA Environmental Protection Orders	EPA South Australia	24/11/2023	24/11/2023	Monthly	1000m	0	0	1
EPA Environmental Authorisations	EPA South Australia	24/11/2023	24/11/2023	Monthly	1000m	0	5	28
Contamination Assessment Areas	EPA South Australia	27/11/2023	27/11/2023	Quarterly	1000m	0	0	1
EPA Groundwater Prohibition Areas	EPA South Australia	27/11/2023	20/08/2022	Monthly	1000m	0	0	0
EPA PFAS Site Investigations	EPA South Australia	27/11/2023	22/08/2023	Monthly	2000m	0	0	1
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	03/01/2024	03/01/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	03/01/2024	03/01/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	03/01/2024	03/01/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	19/10/2023	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	1
EPA Collection Depots	EPA South Australia	27/11/2023	20/08/2022	Quarterly	1000m	0	0	1
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	1
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	150m	8	90	131
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	150m	-	22	22
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	500m	0	0	4
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	500m	-	0	6
Mines and Mineral Deposits	Department for Energy and Mining	18/10/2023	18/10/2023	Quarterly	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	20/03/2023	19/08/2019	Annually	1000m	1	1	1
Groundwater Aquifers	Department for Environment and Water	16/06/2023	01/01/2008	Annually	1000m	1	1	2
Drillholes	Department for Environment and Water	18/10/2023	18/07/2023	Quarterly	2000m	0	0	90
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	Annually	1000m	1	1	2
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	Annually	1000m	0	0	1
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	Annually	1000m	1	1	2
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	Annually	1000m	1	1	1
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Acid Sulfate Soil Potential	Department for Environment and Water	25/05/2023	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Watertable Induced	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	1	1	1
Planning and Design Code - Zones	Attorney-General's Department	30/11/2023	12/10/2023	Monthly	1000m	1	1	8
Planning and Design Code - Subzones	Attorney-General's Department	30/11/2023	29/06/2023	Monthly	1000m	0	0	0
Land Use Generalised 2020	Department of Planning, Transport and Infrastructure	04/12/2023	05/05/2023	Annually	1000m	1	5	12
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
State Heritage Areas	Department for Environment and Water	26/05/2023	18/02/2020	Annually	1000m	0	0	0
SA Heritage Places	Department for Environment and Water	20/11/2023	23/09/2021	Quarterly	1000m	0	0	0
Aboriginal Land	Department for Energy and Mining	26/05/2023	26/09/2022	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	Attorney-General's Department	30/11/2023	30/11/2023	Monthly	1000m	0	0	0
Bushfires and Prescribed Burns History	Department for Environment and Water	25/05/2023	24/02/2020	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	Attorney-General's Department	30/11/2023	30/11/2023	Monthly	1000m	0	2	2
Native Vegetation Floristic Areas - NVIS - State-wide	Department for Environment and Water	21/03/2023	14/02/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	05/06/2023	01/06/2023	Annually	1000m	0	0	2
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	05/06/2023	01/06/2023	Annually	1000m	0	0	1
Ramsar Wetland Areas	Department for Environment and Water	09/05/2023	01/11/2022	Annually	1000m	0	0	0

Site Diagram

90 Research Road, Pooraka, SA 5095



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 3293m²

Total Perimeter: 236m

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale:

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Date: 10 January 2024

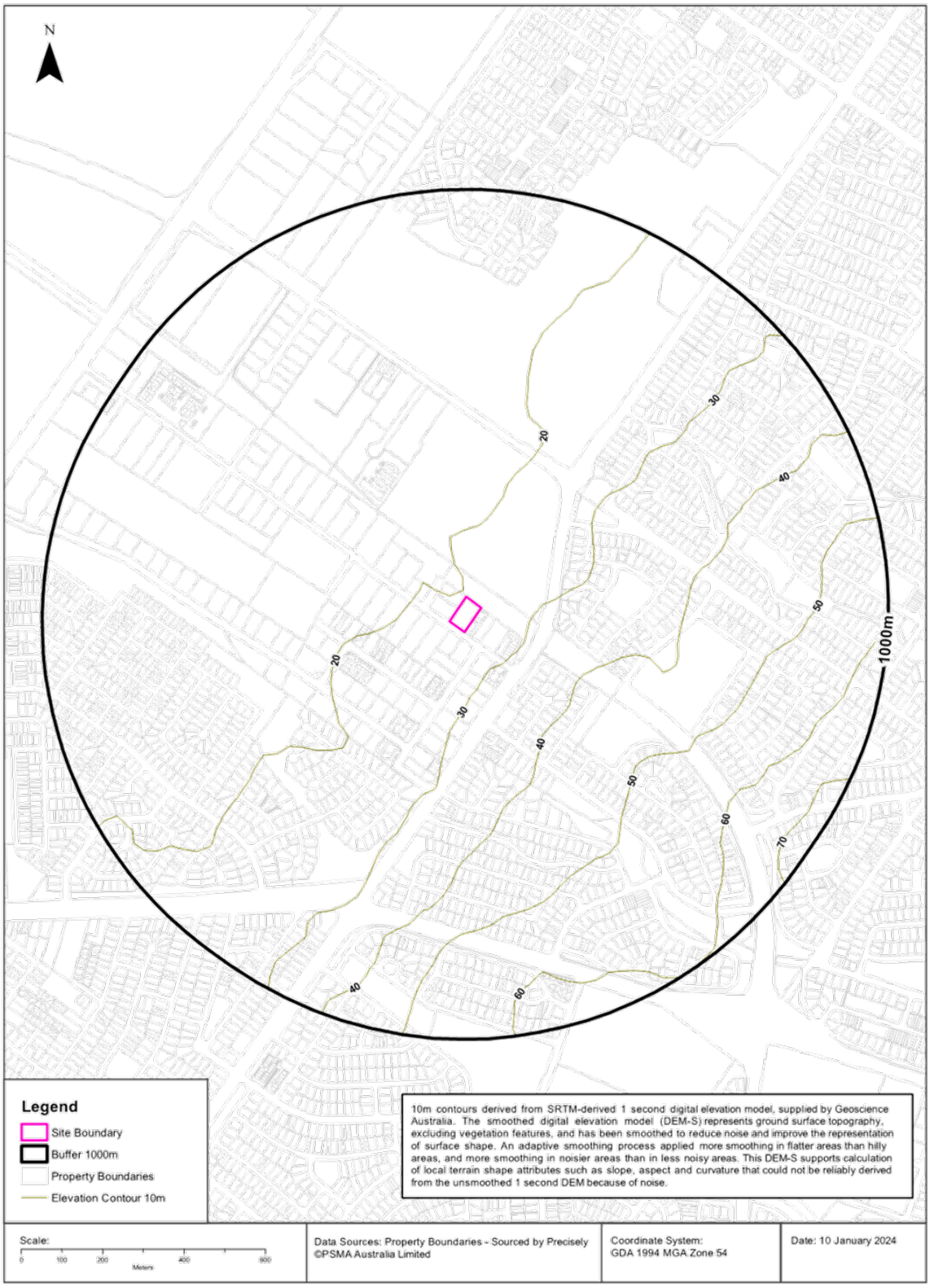
Topographic Features

90 Research Road, Pooraka, SA 5095



Elevation Contours

90 Research Road, Pooraka, SA 5095



EPA Site Contamination Index

90 Research Road, Pooraka, SA 5095



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- EPA Contaminated Site Index

Scale:

100 200 Meters 400 600

Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited

Coordinate System:
GDA 1994 MGA Zone 54

Date: 10 January 2024

EPA Contaminated Land

90 Research Road, Pooraka, SA 5095

EPA Site Contamination Index

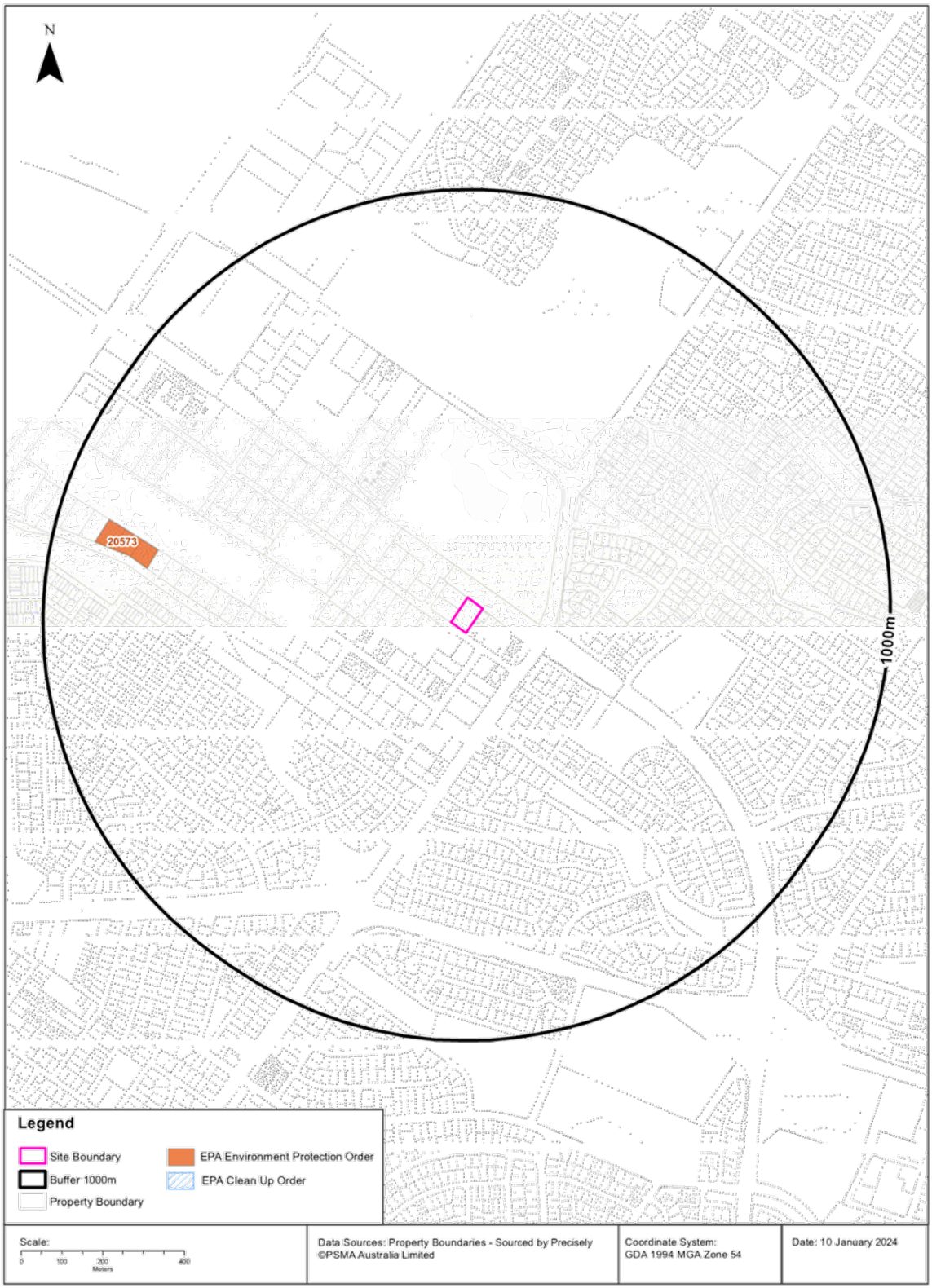
Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
60160 - 01	S83A Notification	237 Bridge Road INGLE FARM SA 5098	Service stations	Current EPA List	Premise Match	206m	South
60691	Audit Notification	237 Bridge Road INGLE FARM SA 5098	Fill or soil importation; Motor vehicle repair or maintenance; Service stations	Current EPA List	Premise Match	206m	South
60691 - 001	Audit Report	237 Bridge Road INGLE FARM SA 5098	Fill or soil importation; Motor vehicle repair or maintenance; Service stations	Current EPA List	Premise Match	206m	South
60345 - 01	S83A Notification	321 Bridge Road PARA HILLS SA 5096	Service stations	Current EPA List	Premise Match	542m	North East
60345 - 02	S83A Notification	321 Bridge Road PARA HILLS SA 5096	Service stations	Current EPA List	Premise Match	542m	North East
60345 - 03	S83A Notification	321 Bridge Road PARA HILLS SA 5096	Service stations	Current EPA List	Premise Match	542m	North East
60345 - 04	S83A Notification	321 Bridge Road PARA HILLS SA 5096	Service stations	Current EPA List	Premise Match	542m	North East
60345 - 05	S83A Notification	321 Bridge Road PARA HILLS SA 5096	Service stations	Current EPA List	Premise Match	542m	North East
60345 - 06	S83A Notification	321 Bridge Road PARA HILLS SA 5096	Service stations	Current EPA List	Premise Match	542m	North East
60345 - 07	S83A Notification	321 Bridge Road PARA HILLS SA 5096	Listed Substances (storage); Service stations	Current EPA List	Premise Match	542m	North East
60345 - 08	S83A Notification	321 Bridge Road PARA HILLS SA 5096	Listed Substances (storage); Service stations	Current EPA List	Premise Match	542m	North East
60345 - 09	S83A Notification	321 Bridge Road PARA HILLS SA 5096	Listed Substances (storage); Service stations	Current EPA List	Premise Match	542m	North East
61681	Voluntary Proposal	321 Bridge Road PARA HILLS SA 5096	Service stations	Current EPA List	Premise Match	542m	North East
61832	Audit Notification	321 Bridge Road PARA HILLS SA 5096	Listed Substances (storage); Service stations	Current EPA List	Premise Match	542m	North East

Site Contamination Index Data Source: EPA South Australia

EPA Environment Protection and Clean Up Orders

90 Research Road, Pooraka, SA 5095



EPA Public Register

90 Research Road, Pooraka, SA 5095

EPA Environment Protection and Clean Up Orders

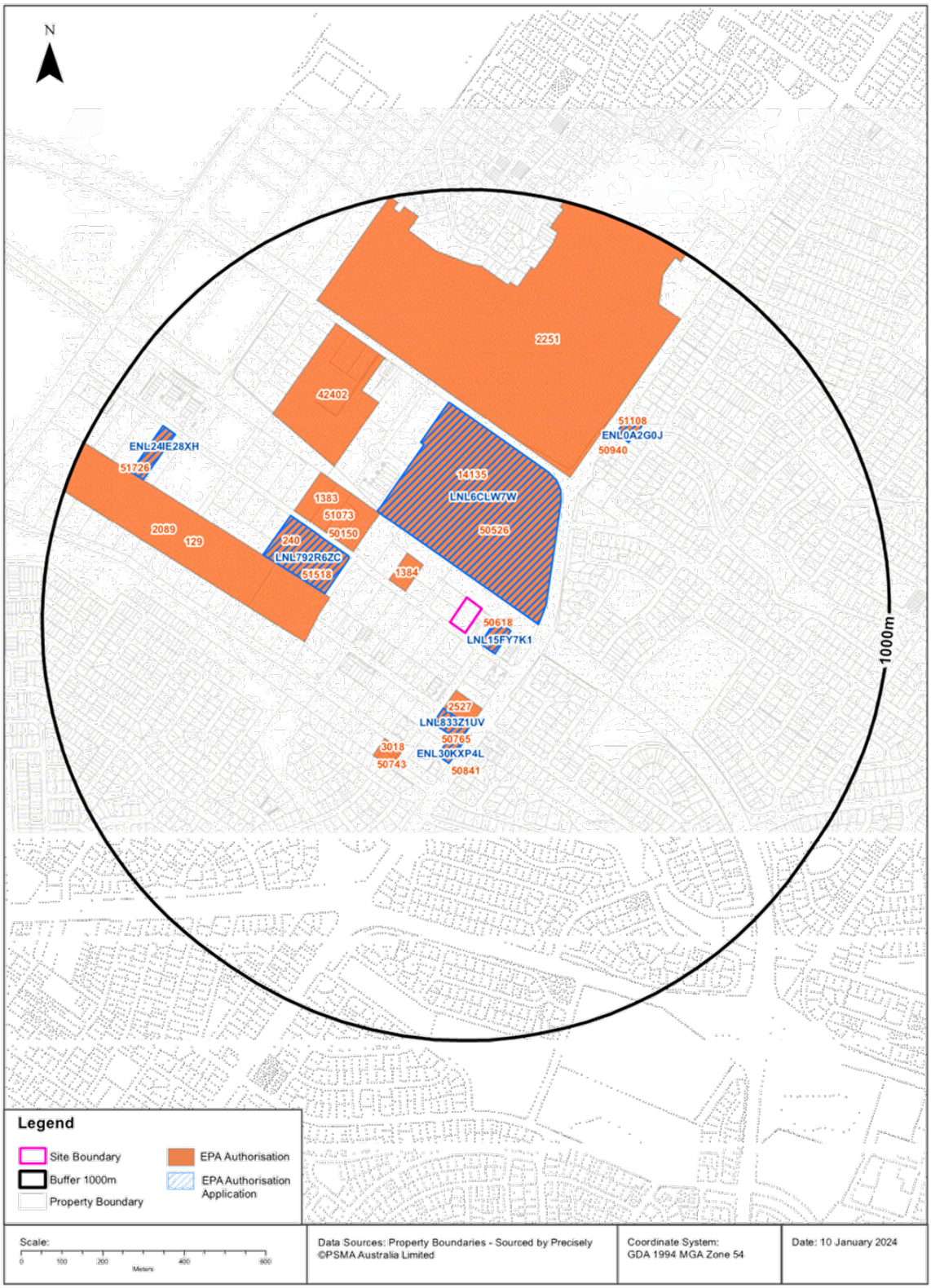
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
20573	ENVIRONMENT PROTECTION ORDER	ISSUED	CMA RECYCLING VICTORIA PTY LIMITED	Langford Street, Pooraka SA 5095	Caused or permitted washdown water from cleaning vehicles plant or equipment, to enter into the stormwater system.	Current EPA Register	Premise Match	738m	West

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

90 Research Road, Pooraka, SA 5095



EPA Public Register

90 Research Road, Pooraka, SA 5095

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

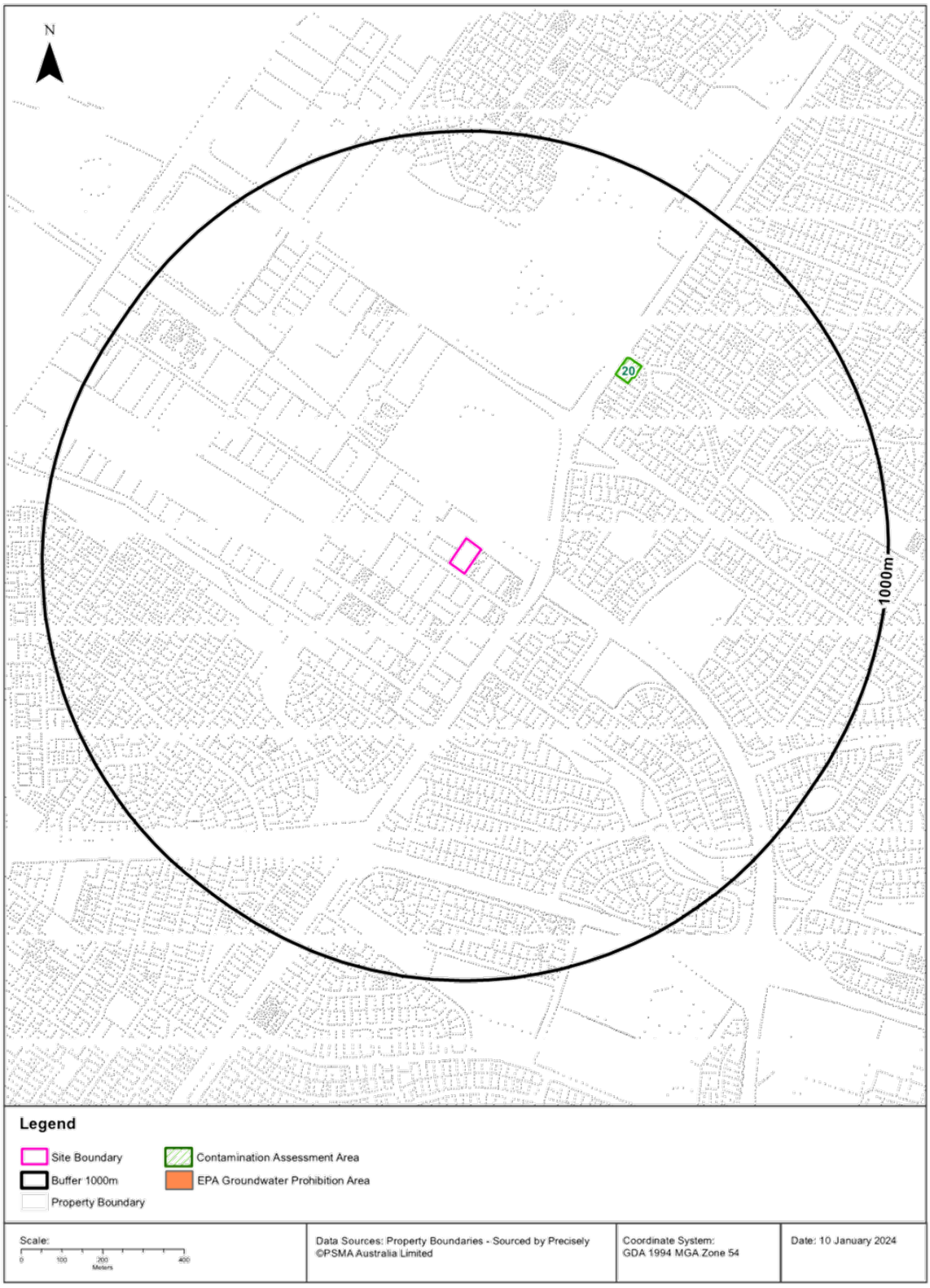
Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
50618	LICENCE	Issued	EAGLEFIELD BATTERIES PTY LTD	94 Research Road, POORAKA SA 5095	Waste or recycling depots (battery recycling only)	Current EPA Register	Premise Match	45m	South East
LNL15FY7K1	LICENCE APPLICATION	Authorisation Updated	EAGLEFIELD BATTERIES PTY LTD	94 Research Road, POORAKA SA 5095	Waste or recycling depots (battery recycling only)	Current EPA Register	Premise Match	45m	South East
14135	LICENCE	Issued	HOLCIM (AUSTRALIA) PTY LTD	Maxwell Road, POORAKA SA 5095	Concrete batching works	Current EPA Register	Premise Match	47m	North
50526	LICENCE	Issued	HOLCIM (AUSTRALIA) PTY LTD	39-45 Maxwell Road, POORAKA SA 5095	Abrasive blasting	Current EPA Register	Premise Match	47m	North
LNL6CLW7W	LICENCE APPLICATION	Authorisation Updated	HOLCIM (AUSTRALIA) PTY LTD	39-45 Maxwell Road, POORAKA SA 5095	Abrasive blasting	Current EPA Register	Premise Match	47m	North
1384	LICENCE	Issued	IDEAL MIX CONCRETE PTY. LTD.	84 Research Road, POORAKA SA 5095	Concrete batching works	Current EPA Register	Premise Match	133m	North West
2527	LICENCE	Issued	POORAKA (WEEN RD.) BOTTLE & CAN RECYCLING COMPANY PTY. LTD.	10-12 Ween Road, POORAKA SA 5095	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	141m	South
50765	LICENCE	Issued	PAUL STANLEY TOWNSEND	14-16 Ween Road, POORAKA SA 5095	Waste Recovery Facility	Current EPA Register	Premise Match	192m	South
LNL833Z1UV	LICENCE APPLICATION	Authorisation Updated	PAUL STANLEY TOWNSEND	14-16 Ween Road, POORAKA SA 5095	Waste Recovery Facility	Current EPA Register	Premise Match	192m	South
50841	LICENCE	Issued	LIBERTY OIL CONVENIENCE PTY LTD	226-228 Bridge Road, POORAKA SA 5095	Petrol stations	Current EPA Register	Premise Match	255m	South
ENL30KXP4L	LICENCE APPLICATION	Authorisation Updated	LIBERTY OIL CONVENIENCE PTY LTD	226-228 Bridge Road, POORAKA SA 5095	Petrol stations	Current EPA Register	Premise Match	255m	South
1383	LICENCE	Transferred	CONCRETE SUPPLY PTY. LTD.	76 Research Road, POORAKA SA 5095	Concrete batching works	Current EPA Register	Premise Match	293m	North West
240	LICENCE	Transferred	THE CITY OF SALISBURY	Part Lot 5, Research Road, POORAKA SA 5095	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	293m	West
50150	LICENCE	Surrendered	GENUS SERVICES PTY LTD	55-75 Research Road, POORAKA SA 5095	Waste or recycling depots (solid waste for on-site disposal)	Current EPA Register	Premise Match	293m	West
51073	LICENCE	Issued	ECO CONCRETE PTY LTD	76 Research Road, POORAKA SA 5095	Concrete batching works	Current EPA Register	Premise Match	293m	North West
51518	LICENCE	Issued	NORTHERN ADELAIDE WASTE MANAGEMENT AUTHORITY	Part Lot 5, Research Road, POORAKA SA 5095	Waste Recovery Facility	Current EPA Register	Premise Match	293m	West
LNL792R6ZC	LICENCE APPLICATION	Proceed To Authorisation	DIAMOND COMMUNICATIONS PTY LTD	55-75 Research Road, POORAKA SA	Waste or recycling depots (solid waste for on-site disposal)	Current EPA Register	Premise Match	293m	West
129	LICENCE	Issued	MONTORO ROOFING PTY LTD	Main North Road, POORAKA SA 5095	Concrete batching works	Current EPA Register	Premise Match	300m	West

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
2089	LICENCE	Issued	HOLLOSTONE PTY LTD	Lot 16, Main North Road, POORAKA SA 5095	Concrete batching works	Current EPA Register	Premise Match	300m	West
3018	LICENCE	Transferred	3 R PTY LTD	Lot 9, 2-4 Langford Street, POORAKA SA 5095	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	324m	South West
50743	LICENCE	Surrendered	SHRED-X PTY LTD	Lot 9, 2-4 Langford Street, POORAKA SA 5095	Waste Recovery Facility	Current EPA Register	Premise Match	324m	South West
2251	LICENCE	Issued	CITY OF SALISBURY	Paddocks Wetlands, Bridge Road Para Hills West and 2-90 Bennett Road, Mawson Lakes	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	387m	North
42402	LICENCE	Surrendered	HISPEC INDUSTRIAL COATINGS PTY LTD	17-29 Maxwell Road, POORAKA SA 5095	Abrasive blasting	Current EPA Register	Premise Match	458m	North West
50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	321 Bridge Road, PARA HILLS SA 5096	Petrol stations	Current EPA Register	Premise Match	542m	North East
51108	LICENCE	Issued	ON THE RUN PTY LTD	321 Bridge Road, PARA HILLS SA 5096	Petrol stations	Current EPA Register	Premise Match	542m	North East
ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	321 Bridge Road, PARA HILLS SA 5096	Petrol stations	Current EPA Register	Premise Match	542m	North East
51726	LICENCE	Issued	CHARLIE BLACK COFFEE CO. PTY LTD	8 / 25 Research Road, POORAKA SA 5095	roasting or drying),Produce processing works (deep fat frying	Current EPA Register	Premise Match	816m	North West
ENL24IE28XH	LICENCE APPLICATION	Authorisation Updated	CHARLIE BLACK COFFEE CO. PTY LTD	8 / 25 Research Road, POORAKA SA 5095	roasting or drying),Produce processing works (deep fat frying	Current EPA Register	Premise Match	816m	North West

Authorisations Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

90 Research Road, Pooraka, SA 5095



Contamination Assessment and Groundwater Prohibition Areas

90 Research Road, Pooraka, SA 5095

Contamination Assessment Areas

Contamination Assessment Areas published by the EPA within the dataset buffer:

Map Id	Area Name	Map Link	Status	Location Confidence	Distance	Direction
20	Para Hills	http://www.epa.sa.gov.au/files/4771139_media_18may2012.pdf	Removed	Premise Match	542m	North East

Assessment Areas Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

90 Research Road, Pooraka, SA 5095

EPA Groundwater Prohibition Areas

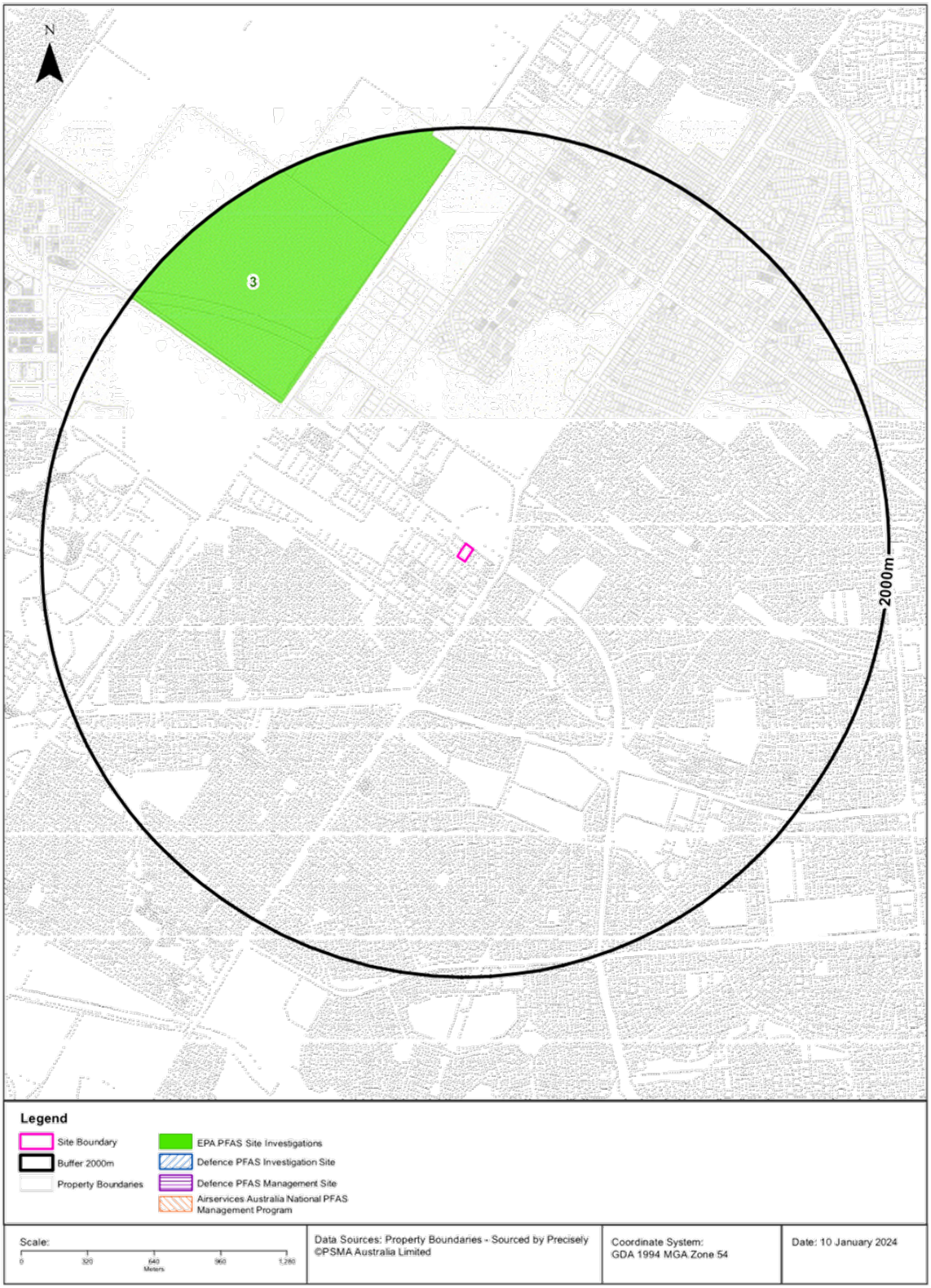
EPA Groundwater Prohibition Areas within the dataset buffer:

Map Id	Site Name	Location Confidence	Distance	Direction
N/A	No records in buffer			

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation and Management Programs

90 Research Road, Pooraka, SA 5095



PFAS Investigation & Management Programs

90 Research Road, Pooraka, SA 5095

EPA PFAS Site Investigations

Sites identified by the EPA as requiring PFAS contamination investigation within the dataset buffer:

Record ID	Site Name	Document Link	Location Confidence	Distance	Direction
3	Parafield Airport	Document Link	Premise Match	1115m	North West

EPA PFAS Site Investigations Custodian: EPA South Australia

Defence PFAS Investigation & Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Investigation & Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

90 Research Road, Pooraka, SA 5095

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

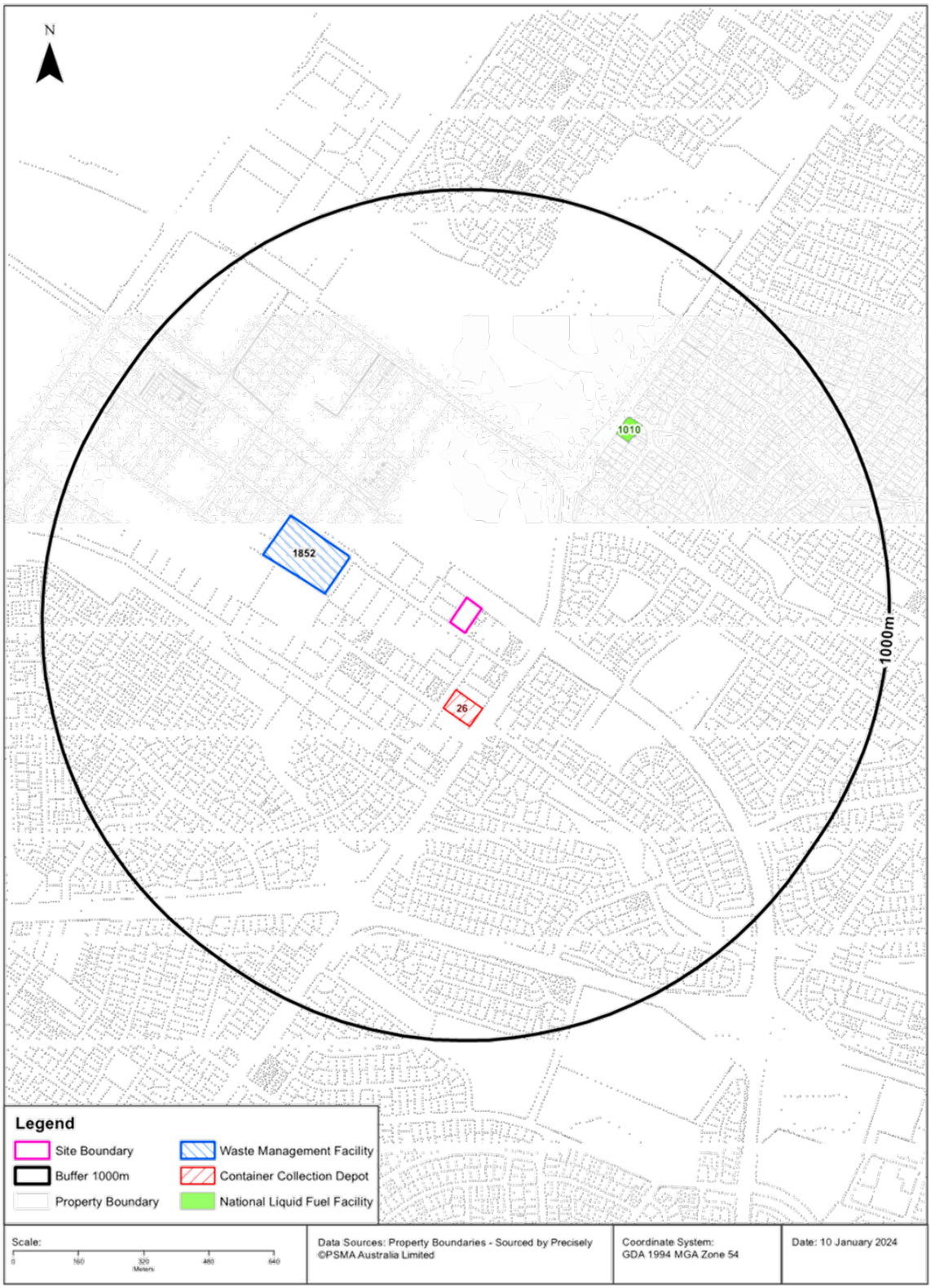
Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

Waste Management & Liquid Fuel Facilities

90 Research Road, Pooraka, SA 5095



Waste Management and Liquid Fuel Facilities

90 Research Road, Pooraka, SA 5095

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Revised Date	Location Confidence	Distance	Direction
1852	Salisbury City Council	Salisbury Waste Transfer and Recycling Centre	61 Research Road	Pooraka	Transfer Station	8/06/2012	Premise Match	293m	West

Waste Management Facilities Data Source: Australian Government Geoscience Australia
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EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
26	Pooraka Recycling	10-12 Ween Road	POORAKA	Premise Match	141m	South

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Dir
1010	Peregrine Corporation	Mobil On The Run Para Hills	321 Bridge Road	Para Hills	Petrol Station	Operational		13/07/2012	Premise Match	542m	North East

National Liquid Fuel Facilities Data Source: Geoscience Australia
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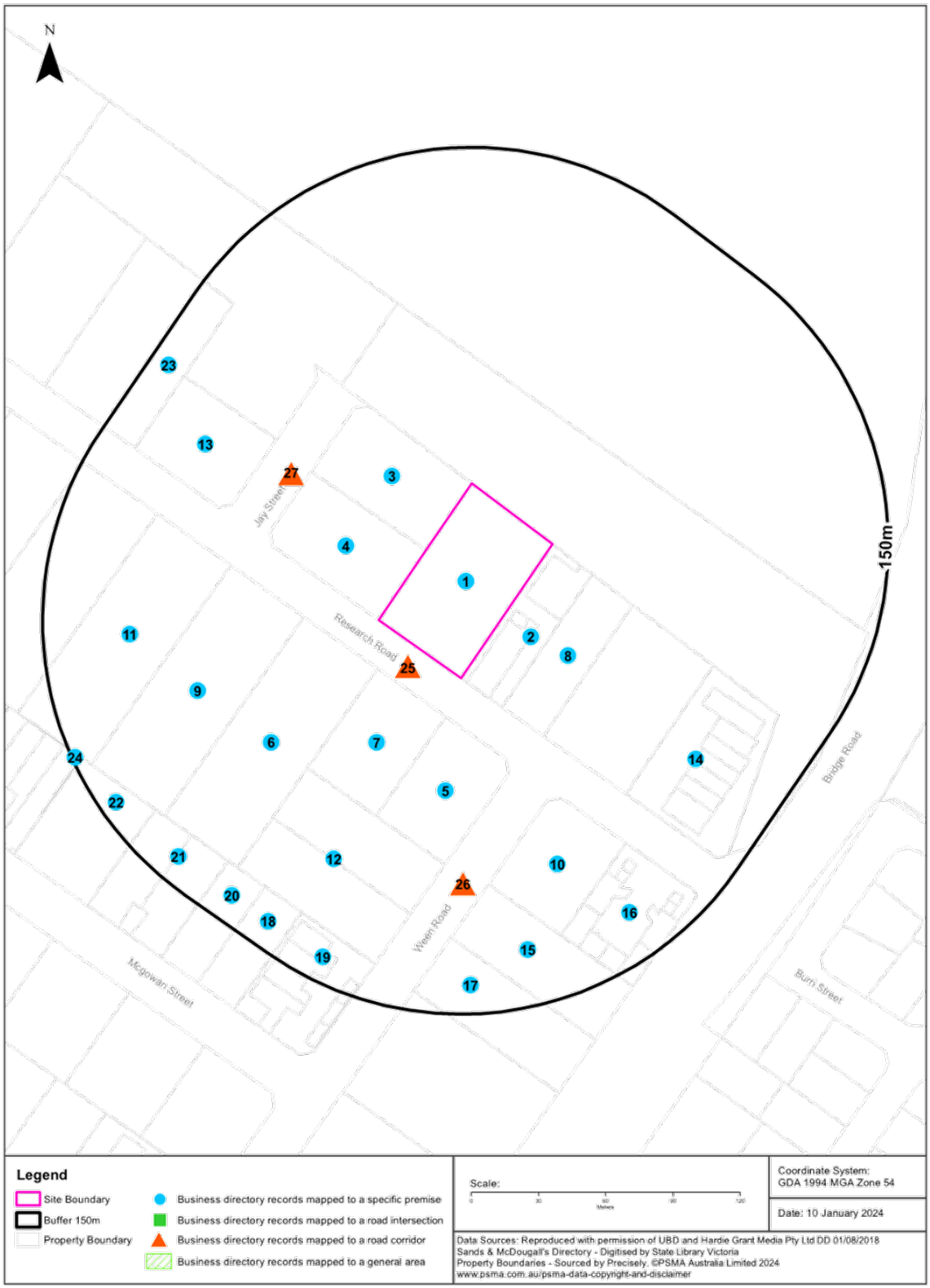
Historical Business Directories

90 Research Road, Pooraka, SA 5095



Historical Business Directories

90 Research Road, Pooraka, SA 5095

Business Directory Records 1910-1991
Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Caravan Builders	Island Star Aluminium Annexe 90 Research Rd. Pooraka. 5095	39787	1991	Premise Match	0m	On-site
	Canvas Goods Mfrs &/or Dists	Island Star Aluminium Annexe. 90 Research Rd. Pooraka. 5095.	39741	1991	Premise Match	0m	On-site
	Buildings - Pre-Fabricated, Portable &/Or Modular Mfrs &/Or Dists &/Or Erectors	Island Star Relocatable Homes, 90 Research Rd., Pooraka. 5095.	39340	1991	Premise Match	0m	On-site
	Caravan Sales, Service &/or Hirers	Noels Caravans Pty. Ltd. 90 Research Rd Pooraka 5095.	39815	1991	Premise Match	0m	On-site
	Caravan Accessories &/or Spare Parts Mfrs &/or Dists	Noels Caravans Pty. Ltd. 90 Research Rd. Pooraka. 5095.	39778	1991	Premise Match	0m	On-site
	Caravan Sales, Service &/or Hirers	Noels Hire 90 Research Rd. Pooraka. 5095	39816	1991	Premise Match	0m	On-site
	Buildings - Pre-Fabricated, Portable &/Or Modular Mfrs &/Or Dists &/Or Erectors	Relocalable Home Centre. 90 Research Rd., Pooraka. 5095.	39347	1991	Premise Match	0m	On-site
	Buildings - Pre-Fabricated, Portable &/Or Modular Mfrs &/Or Dists &/Or Erectors	Wellbond Homes, 90 Research Rd., Pooraka. 5095.	39357	1991	Premise Match	0m	On-site
2	Refrigeration - Commercial	Atlanta Refrigeration Ply. Ltd., 2/92 Research Rd., Pooraka. 5095.	32310	1991	Premise Match	0m	South East
	Refrigeration - Installation & Service	Atlanta Refrigeration Ply. Ltd.. 2/92 Research Rd., Pooraka. 5095.	32359	1991	Premise Match	0m	South East
	Air Conditioning - Industrial, Commercial &/or Domestic Specialists	Atlanta Refrigeration Pty Ltd, 2/92 Research Rd, Pooraka 5095	37196	1991	Premise Match	0m	South East
	Refrigerator - Domestic - Mfrs &/Or Dists.	Atlanta Refrigeration Pty. Ltd., 2/92 Research Rd., Pooraka 5095.	32395	1991	Premise Match	0m	South East
	Refrigeration - Installation & Service	ATLANTA REFRIGERATION PTY. LTD.Unit 2, 92 Research Road, Pooraka. 5095	32356	1991	Premise Match	0m	South East
	Refrigeration Component Parts Mfrs &/or dists	Atlanta Rehigeration Ply. Ltd.. 2/92 Research Rd.. Pooraka. 5095.	32337	1991	Premise Match	0m	South East
	Motor Engineers	Suburban Auto Electrics, 92 Research Rd , Pooraka 5095	27278	1991	Premise Match	0m	South East
	Air Conditioning - Automotive	Suburban Auto Electrics, 92 Research Rd, Pooraka 5095	37121	1991	Premise Match	0m	South East
	Auto Electricians	Suburban Auto Electrics, 92 Research Rd, Pooraka 5095	37735	1991	Premise Match	0m	South East
3	Display & Exhibition Equipment &/or supplies	Wagner Display Services 1/8 Jay St Pooraka 5095	42359	1991	Premise Match	0m	North West
4	Welders	Weldrit Pty Ltd, 88 Research Rd, Pooraka, 5095	36337	1991	Premise Match	0m	West
	Steel Fabricators	Weldrite Pty Ltd, 88 Research Rd, Pooraka 5095	34314	1991	Premise Match	0m	West
	Welders	Weldrite Pty Ltd, 88 Research Rd Pooraka 5095	26033	1984	Premise Match	0m	West
	Steel Fabricators	Weldrite Pty Ltd, 88 Research Rd, Pooraka 5095	23722	1984	Premise Match	0m	West
5	Motor Engineers	ar Engineering Pty. Ltd., 103 Research Rd., Pooraka. 5095.	27141	1991	Premise Match	18m	South
	Motor Tuning Specialists	Danbe Auto Repairs, 1/103 Research Rd, Pooraka, 5095	28794	1991	Premise Match	18m	South

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
5	Motor Exhaust Systems &/or Mufflers Mfrs &/or Dists &/or Fitters	Danbe Auto Repairs, 1/103 Research Rd., Pooraka, 5095.	27347	1991	Premise Match	18m	South
	Motor Brake Specialists	Danbe Auto Repairs, 1/103 Research Rd., Pooraka. 5095.	26325	1991	Premise Match	18m	South
	Motor Four Wheel Drive Specialists	Danbe Auto Repairs, 1/103 Research Rd., Pooraka. 5095.	27404	1991	Premise Match	18m	South
	Motor Engine Reconditioners	Danbe Repairs, 1/103 Research Rd., Pooraka. 5095.	26914	1991	Premise Match	18m	South
	Motor Engineers	Denbe Auto Repairs, 1/103 Research Rd., Pooraka. 5095	27075	1991	Premise Match	18m	South
	Electric Vehicle Mfrs &/or Dists	EVD Pty Limited, 3/103 Research Rd, Pooraka 5095	19483	1991	Premise Match	18m	South
	Battery Charging &/or Testing Equipment Mfrs &/or Dists	EVD Pty. Limited, 3/103 Research Rd., Pooraka. 5095.	38330	1991	Premise Match	18m	South
	Motor Transmission Specialists	Kar Engineering Pty Ltd, 103 Research Rd, Pooraka, 5095	28684	1991	Premise Match	18m	South
	Motor Tuning Specialists	Kar Engineering Pty Ltd, 103 Research Rd, Pooraka, 5095	28811	1991	Premise Match	18m	South
	Motor Engineers	Ricks Mechanical Repairs, 4/103 Research Rd., Pooraka 5095.	27239	1991	Premise Match	18m	South
	Motor Transmission Specialists	Kar, Engineering, 103 Research Rd., Pooraka, 5095.	18956	1984	Premise Match	18m	South
6	Hire Services	Handy Hire Service, 3/95 Research Rd., Pooraka. 5095.	23565	1991	Premise Match	18m	South West
	Souvenir Mfrs &/or Dists	Prestige Souvenirs, 95 Research Rd, Pooraka 5095	33922	1991	Premise Match	18m	South West
7	Printers - Lithographic (Offset)	Para Print, 99 Research Rd., Pooraka. 5095.	31441	1991	Premise Match	18m	South West
	Printers - General	ra Print, 99 Research Rd., Pooraka. 5095.	31289	1991	Premise Match	18m	South West
	Tank Makers - Iron &/or Steel	Hamlyn Products 99 Research Rd, Pooraka 5095	24679	1984	Premise Match	18m	South West
	Plumbers Supplies	Hamlyn Products, 99 Research Rd., Pooraka. 5095	20786	1984	Premise Match	18m	South West
8	Crash Repair Specialists	Body Line Crash Repair 92A Research Rd Pooraka 5095	41789	1991	Premise Match	22m	South East
9	Sports Goods Mfrs &/or Imps &/or W/salers	Alana Darts, 7/93 Research Rd, Pooraka 5095	33960	1991	Premise Match	33m	West
	Clothing Mfrs &/Or W/salers - Ladies Dresses &/Or Suits	Kim's Sewing, 9/93 Research Rd., Pooraka. 5095.	40753	1991	Premise Match	33m	West
	Clothing Mfrs &/or W/salers - Mens &/or Boys Wear	Kim's Sewing, 9/93 Research Rd., Pooraka. 5095.	40776	1991	Premise Match	33m	West
	Lace Mfrs &/or Imps &/or W/salers	Lace Galore, 2/93 Research Rd, Pooraka, 5095	24982	1991	Premise Match	33m	West
	Haberdashery - Wholesale	Lace Galore, 2/93 Research Rd., Pooraka. 5095	23322	1991	Premise Match	33m	West
	Signs - General	Musolino De-Signs, 1/93 Research Rd, Pooraka 5095	33626	1991	Premise Match	33m	West
	Signwriters	Musolino Oe-Signs, 1/93 Research Rd, Pooraka 5095	33743	1991	Premise Match	33m	West
	Cafe &/or Milk Bar Equipment &/or Supplies Mfrs &/or W'salers	Savill Mick Pty Ltd 3/93 Research Rd., Pooraka. 5095.	39653	1991	Premise Match	33m	West
	Packaging Materials Mfrs &/or Dists	Savill, Mick Pty Ltd, 3/93 Research Rd, Pooraka, 5095	29582	1991	Premise Match	33m	West
	Packaging Services	Savill, Mick Pty Ltd, 3/93 Research Rd, Pooraka, 5095	29652	1991	Premise Match	33m	West
	Paper Bag &/or Sack Mfrs &/Or Dists	Savill, Mick Pty Ltd, 3/93 Research Rd, Pooraka, 5095	29795	1991	Premise Match	33m	West
	Candle Mfrs &/or Dists	Savill, Mick Pty. Ltd., 3/93 Research Rd., Pooraka. 5095	39704	1991	Premise Match	33m	West
	Caterers Supplies	Savill, Mick Pty. Ltd., 3/93 Research Rd., Pooraka. 5095.	40290	1991	Premise Match	33m	West
	Plastic Bag Mfrs &/or Dists	Savill, Mick Pty. Ltd., 3/93 Research Rd., Pooraka. 5095.	30553	1991	Premise Match	33m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
9	Toilet Paper Mfrs &/or Dists	Savill. Mick Pty. Ltd., 3/93 Research Rd, Pooraka. 5095.	35098	1991	Premise Match	33m	West
	Tape - Adhesive - Mfrs &/Or Imps &/Or Dists.	Sevill. Mick Pty. Ltd., 3/93 Research Rd., Pooraka. 5095	34717	1991	Premise Match	33m	West
	Hotel &/or Motel Equipment &/or Supplies	Suitt Mick Pty. Ltd., 3/93 Research Rd.. Pooraka. 5095.	23807	1991	Premise Match	33m	West
	Paper Products - Disposable Mfrs &/Or Dists.	vill, Mick Pty Ltd, 3/93 Research Rd, Pooraka, 5095	29842	1991	Premise Match	33m	West
10	Smallgoods Mfrs &/or W/salers	HR Smallgoods Pty Ltd, 109 Research Rd, Pooraka 5095	33835	1991	Premise Match	67m	South
	Ceramics Mfrs &/or Suppliers	Jenni Ceramic Supplies, 107 Research Rd., Pooraka. 5095.	40384	1991	Premise Match	67m	South
	Oven - Industrial - Mfrs &/Or Installers	Ridgway Kilns, 105 Research Rd, Pooraka, 5095	29537	1991	Premise Match	67m	South
	Pottery Equipment &/or Supplies Mfrs &/or Dists	Ridgway Kilns. 105 Research Rd., Pooraka. 5095.	31002	1991	Premise Match	67m	South
	Small Goods Mfrs &/or W/Salers	HR Smallgoods Pty Ltd, 109 Research Rd, Pooraka 5095	23324	1984	Premise Match	67m	South
11	Furniture Mfrs &/or W/salers - General	Bareena Furniture Pty. Ltd., 6/91 Research Rd., Pooraka. 5095.	22356	1991	Premise Match	70m	West
	Printers - General	bury Press Pty. Ltd., 91 Research Rd., Pooraka. 5095.	31282	1991	Premise Match	70m	West
	Office Equipment &/or Supplies Mfrs &/or Imps &/or W/salers	Modbury Press Pty Ltd, 91 Research Rd, Pooraka, 5095	29387	1991	Premise Match	70m	West
	Furniture Mfrs. &/Or W/Salers. - General	Bareena Furniture, 91 Research Rd., Pooraka. 5095.	12524	1984	Premise Match	70m	West
	Furniture Mfrs. &/or W/Salers. - Office	Mobel Factory Pty. Ltd., 91 Research Rd., Pooraka. 5095.	12612	1984	Premise Match	70m	West
12	Motor Gas (LPG) Conversions	Auto Gas Conversions, 5/5 Ween Rd, Pooraka, 5095	27973	1991	Premise Match	72m	South
	Manufacturers Agents	Humphries, C J, 4/7 Ween Rd, Pooraka, 5095	25540	1991	Premise Match	72m	South
	Die & Press Tool Makers	Northern Tooling Service Pty Ltd 2/7 Ween Rd Pooraka 5095	42291	1991	Premise Match	72m	South
	Toolmakers	Northern Tooling Service Pty Ltd, 217 Wean Rd Pooraka 5095	35215	1991	Premise Match	72m	South
	Engineers - Precision	Northern Tooling Service Pty. Ltd., 2/7 Ween Rd., Pooraka. 5095.	20752	1991	Premise Match	72m	South
	Toolmakers	NORTHERN TOOLING SERVICE, 2, 7 Ween Road, Pooraka 5095	35180	1991	Premise Match	72m	South
	Engineers - Machining To The Trade	rthern Tooling Service Pty. Ltd., 2/7 Wenn Rd.. Pooraka. 5095.	20613	1991	Premise Match	72m	South
	Cleaning Equipment Supplies &/or Repairs	Safety-Kleen Pty. Ltd., Unit 1/ 5 Ween Rd., Pooraka. 5095.	40630	1991	Premise Match	72m	South
	Motor Gas (LPG) Conversions	Speclalist L.P. Gas Conversion 5 Ween Road, Pooraka.5095	27962	1991	Premise Match	72m	South
13	Gravel, Sand &/or Soil Supplies	Pooraka Sand & Metal Pty. Ltd., 86 Research Rd., Pooraka. 5095.	23238	1991	Premise Match	83m	North West
14	Delicatessens &/Or Mixed Businesses	Coppertop Deli 96 Research Rd, Pooraka 5095	6652	1984	Premise Match	90m	South East
	Furniture Mfrs. &/Or W/Salers. - Antique &/Or Period Reproductions	Glenmarden Furnishers, 1/96 Research Rd., Pooraka. 5095.	12473	1984	Premise Match	90m	South East
	Furniture Mfrs. - Outdoors	Pooraka Pine Furniture, 96 Research Rd., Pooraka. 5095.	12458	1984	Premise Match	90m	South East
15	Welders	Burrows Head Repairs, 2 Ween Rd, Pooraka, 5095	36255	1991	Premise Match	93m	South
	Motor Engine Reconditioners	Burrows Head Repairs, 2 Ween Rd., Pooraka. 5095	26905	1991	Premise Match	93m	South
	Motor Engineers	DANBE AUTO REPAIRS 2 Ween Road. Pooraka. 5095	26975	1991	Premise Match	93m	South
	Crash Repair Specialists	JV Crash Repairs Pty Ltd 2 Wean Rd Pooraka 5095	41901	1991	Premise Match	93m	South
	Motor Panel Beaters &/or Spray Painters	JV, Crash Repairs Pty. Ltd, 2 Wean Rd, Pooraka 5095	28211	1991	Premise Match	93m	South

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
15	Motor Engine Reconditioners	Burrows Cyl Head Repairs, 2 Ween Rd, Pooraka 5095	18057	1984	Premise Match	93m	South
	Welders	Burrows Cyl Head Repairs, 2 Ween Rd, Pooraka, 5095	25953	1984	Premise Match	93m	South
16	Battery - Dry Cell - Mfrs &/or Dists	Apollo Batteries (SA) Pty. Ltd., Unit 1/111 Research Rd,. Pooraka 5095	38337	1991	Premise Match	104m	South East
	Battery Mfrs &/or Dists	Apollo Batteries (SA) Pty. Ltd., Unit 1/111 Research Rd., Pooraka. 5095	38352	1991	Premise Match	104m	South East
	Motor Trimmers	Bolton Motor Trimmers, Unit 6/111 Research Rd, Pooraka, 5095	28736	1991	Premise Match	104m	South East
	Battery - Dry Cell - Mfrs &/or Dists	Power Plus Batteries (S.A.), Unit 1/111 Research Rd., Pooraka, 5095.	38347	1991	Premise Match	104m	South East
	Battery Mfrs &/or Dists	Power Plus Batteries (S.A.), Unit 1/111 Research Rd., Pooraka. 5095.	38416	1991	Premise Match	104m	South East
	Signs - Plastic	Signs Dawn Under, 3/111 Research Rd, Pooraka 5095	33710	1991	Premise Match	104m	South East
	Signs - Neon &/or Illuminated	SIGNS DOWN UNDER ,Unit 3, 111 Research Road, Pooraka 5095	33660	1991	Premise Match	104m	South East
	Signwriters	Signs Down Under, 3/111 Rrsearch Rd, Pooraka 5095	33754	1991	Premise Match	104m	South East
	Signs - General	Signs Down Under, 37/111 Research Rd, Pooraka 5095	33637	1991	Premise Match	104m	South East
	Signs - Neon &/or Illuminated	Signs Down Unit, 3/111 Research Rd, Pooraka 5095	33686	1991	Premise Match	104m	South East
	Air Conditioning - Industrial, Commercial &/or Domestic Specialists	Sinclair Refrigeration Pty Ltd, 4/111 Research Rd, Pooraka 5095	37228	1991	Premise Match	104m	South East
	Air Conditioning Sales &/or Service	Sinclair Refrigeration Pty Ltd, 4/111 Research Rd, Pooraka 5095	37287	1991	Premise Match	104m	South East
17	Motor Tuning Specialists	Horner, Keith Motor Repairs, 1/4 Ween Rd, Pooraka, 5095	28844	1991	Premise Match	116m	South
	Motor Brake Specialists	Stable Wheel Alignment, 4 Ween Rd , Pooraka. 5095.	26404	1991	Premise Match	116m	South
	Motor Wheel Aligning & Balancing Services	Stable Wheel Alignment, 4 Ween Rd, Pooraka, 5095	29092	1991	Premise Match	116m	South
	Motor Engineers	Turner, Keith Motor Repairs. 1/4 Ween Rd., Pooraka. 5095	27295	1991	Premise Match	116m	South
18	Promotional Aids	A.P. Promotions Pty. Ltd., 3 McGowan St., Pooraka. 5095.	31541	1991	Premise Match	126m	South West
	Printers - Lithographic (Offset)	Paralield Print Works Pty. Ltd., 3 McGowan St., Pooraka. 5095.	31442	1991	Premise Match	126m	South West
	Printers - General	rafield Print Works Pty. Ltd., 3 McGowan St., Pooraka. 5095.	31290	1991	Premise Match	126m	South West
19	Caravan Accessories &/or Spare Parts Mfrs &/or Dists	Clifton Caravan (Refrigeration) Services 1/9 Ween Rd. Pooraka.5095	39773	1991	Premise Match	126m	South
	Curtain Mfrs. &/Or Suppliers	Drape Curtain Manufacturers 2/9 Ween Rd Pooraka 5095	42094	1991	Premise Match	126m	South
	Curtain Mfrs. &/Or Suppliers	Drape Curtain Manufacturers Unit 29 Ween Rd Pooraka 5095	42089	1991	Premise Match	126m	South
	Printing Consultants	Mall Box Distributors (SA), 379 Ween Rd., Pooraka. 5095.	31514	1991	Premise Match	126m	South
	Refrigeration - Installation & Service	Pooraka Washing Machine Repairs, Unit 4/9 Ween Rd., Pooraka 5095	32373	1991	Premise Match	126m	South
20	Toolmakers	CNC Production, 3A McGowan St, Pooraka 5095	35197	1991	Premise Match	126m	South West
	Engineers - General	CNC Production., 3A McGowan St., Pooraka. 5095	20346	1991	Premise Match	126m	South West
	Furniture Mfrs. - Built-In	Bence, S. & D. Industries Pty. Ltd., 3A McGowan St., Pooraka. 5095	12321	1984	Premise Match	126m	South West
21	Employment Agencies	Employment 2000, 5 McGowan St, Pooraka 5095	19921	1991	Premise Match	126m	South West
22	Heating Equipment &/or Systems Mfrs &/or Dists &/or Installers	A-Mall Hot Water Systems Pty. Ltd., 4/7 McGowan St.. Pooraka.5095	23485	1991	Premise Match	131m	South West
	Engineers - General	Apex Machinery Services., 7 McGowan St.. Pooraka. 5095	20313	1991	Premise Match	131m	South West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
22	Solar Energy Equipment Specialists	Gra-Mall Hot Water Systems Pty Ltd, 4/7 McGowan St, Pooraka 5095	33883	1991	Premise Match	131m	South West
	Heat Exchanger Mfrs &/or Dists	Gra-Mall Hot Water Systems Pty. Ltd., 4/7 McGowan St, Pooraka.5095.	23452	1991	Premise Match	131m	South West
	Engineers - Hot Water, Heating &/Or Ventilating	Gra-Mall Hot Water Systems Pty. Ltd., 4/7 McGowan St., Pooraka. 5095	20528	1991	Premise Match	131m	South West
	Hot Water Systems &/or Fittings Mfrs &/or Dists	Gra-Mall Hot Water Systems Pty. Ltd., 4/7 McGowan St., Pooraka.5095.	23746	1991	Premise Match	131m	South West
	Hot Water Systems &/or Fittings Mfrs &/or Dists	GRA-MALL HOT WATER SYSTEMS PTY. LTD.Unit 1, 7 McGowan Street. Pooraka. 5095	23742	1991	Premise Match	131m	South West
	Electric Element Mfrs &/or Dists	Industrial Heating Supplies Pty Ltd 4/7 McGowan St Pooraka 5095	42692	1991	Premise Match	131m	South West
	Heat Treatment Specialists	Industrial Heating Supplies Pty Ltd., 4/7 McGowan St., Pooraka. 5095.	23461	1991	Premise Match	131m	South West
	Heating Equipment &/or Systems Mfrs &/or Dists &/or Installers	Iustriat Healing Supplies Pry. Ltd., 4/7 McGowan St, Pooraka 5095.	23491	1991	Premise Match	131m	South West
	Refrigerator Mfrs. &/Or Dists.	Gorenje Pacific Pty. Ltd., 7 McGowan St., Pooraka. 5095.	21948	1984	Premise Match	131m	South West
23	Concrete - Ready Mixed	Ideal Mix Pty. Ltd., 84 Research Rd., Pooraka. 5095.	41458	1991	Premise Match	133m	North West
24	Furniture Mfrs. &/Or W/Salers. - General	Skye Furniture Pty. Ltd., 9 McGowan St., Pooraka. 5095.	12573	1984	Premise Match	146m	South West

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of South Australia

Business Directory Records 1910-1991
Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
25	Steel Merchant - General	Basic Steel Supplies, Lot 11, Research Rd, Pooraka, 5095	34349	1991	Road Match	7m
	Printers - Letterpress	Mobbury Press, Research Rd., Pooraka. 5095.	21050	1984	Road Match	7m
	Motor Body Builders &/or Repairers	Pooraka Panel Repairs, Lot 17 Research Rd, Pooraka, 5095	17565	1984	Road Match	7m
	Builders Suppliers	Pooraka Sand & Metal Research Rd. Pooraka. 5095	2985	1984	Road Match	7m
	Insulating Contractors	Siddons Insulation, Research Rd., Pooraka. 5095.	15564	1984	Road Match	7m
	Insulating Material Mfrs. &/or Dists	Siddons Insulation, Research Rd., Pooraka. 5095.	15589	1984	Road Match	7m
	Clothing Mfrs &/or W/Salers - General	Smile Jeans Pty Ltd, Lot 17 Research Rd Pooraka 5095	5222	1984	Road Match	7m
26	Pipe &/or Pipe Fittings Mfrs &/or Dists	Flexi Column, 3 Ween Rd., Pooraka. 5095.	30466	1991	Road Match	52m
	Pipe &/Or Pipe Fittings Mfrs &/Or Dists - Plastic	Flexi Column. 3 Ween Rd., Pooraka. 5095.	30490	1991	Road Match	52m
	Pump & Pumping Equipment Mfrs &/or Dists	Moore, W. D. & Co., 3 Ween Rd., Pooraka. 5095.	31797	1991	Road Match	52m
	Windmill Mfrs &/or Erectors	Moore, WD & Co, 3 Ween Rd, Pooraka, 5095	36450	1991	Road Match	52m
	Staircase Builders	BCL Joinery, 1 Ween Rd, Pooraka 5095	23547	1984	Road Match	52m
	Cleanser &/or Cleaning Preparations Mfrs. &/or Dists.	Bramil. Ween Rd. Pooraka. 5095.	5149	1984	Road Match	52m
	Caravan Repairers	Clifton Caravan Services, Ween Rd., Pooraka. 5095.	4089	1984	Road Match	52m
	Caravan Fittings &/or Spare Parts Mfrs.	Clifton Caravan Services. Ween Rd , Pooraka. 5095.	4072	1984	Road Match	52m
	Swimming Pool Equipment & Supplies	Walco Plastics, 3 Ween Rd, Pooraka 5095	24128	1984	Road Match	52m
27	Cabinet Makers	A. & R. Joinery, Lot 8, Jay St., Pooraka 5095.	39484	1991	Road Match	67m
	Furniture Mfrs &/or W/salers - Built-In	A. & R. Joinery., Lot 8 Jay St. Pooraka. 5095.	22147	1991	Road Match	67m
	Concrete - Ready Mixed	Hallet Concrete Pty. Ltd. Jay St, Pooraka. 5095	41455	1991	Road Match	67m
	Cabinet Makers	A & R. Joinery Lot 8 Jay St.. Pooraka. 5095.	3803	1984	Road Match	67m
	Furniture Mfrs. - Built-In	A. & R. Joinery, Lot 8, Jay St., Pooraka. 5095.	12316	1984	Road Match	67m
	Joinery Manufacturers	A. & R. Joinery, Lot 8. Jay St., Pooraka. 5095.	15997	1984	Road Match	67m

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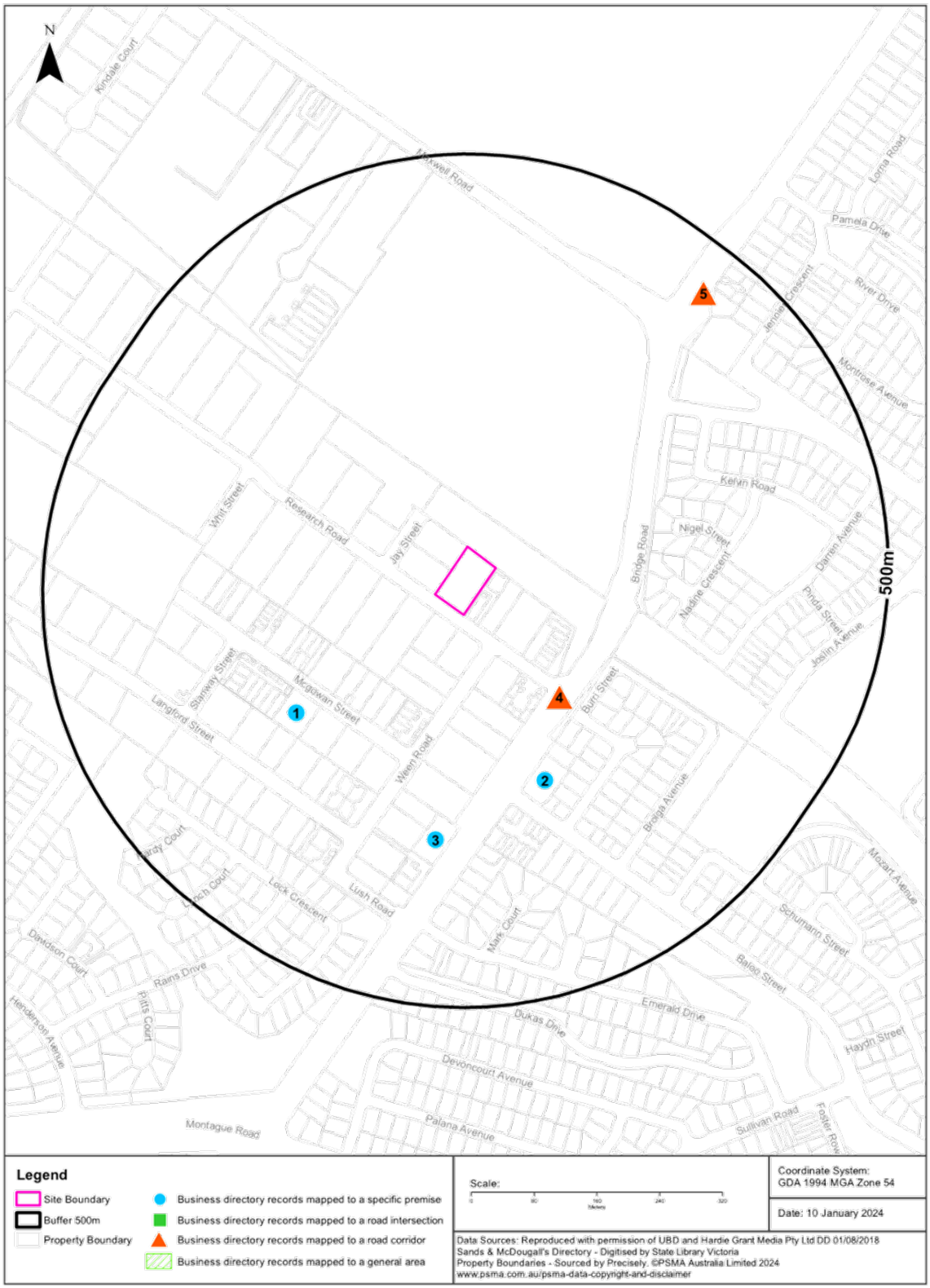
Dry Cleaners, Motor Garages & Service Stations

90 Research Road, Pooraka, SA 5095



Historical Business Directories

90 Research Road, Pooraka, SA 5095

Dry Cleaners, Motor Garages & Service Stations 1930-1991 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Motor Garages &/or Engineers &/or Service Stations	Feo Automatics Pty. Ltd., 8 McGowan St., Pooraka. 5095.	18331	1984	Premise Match	203m	South West
2	Motor Garages & Service Stations	Caltex Ingle Farm Service Station, 235 Bridge Rd, Ingle Farm, 5098	27585	1991	Premise Match	206m	South
	Motor Garages &/or Engineers &/or Service Stations	Caltex Ingle Farm Service Station, 235 Bridge Rd., Ingle Farm. 5098.	18270	1984	Premise Match	206m	South
3	Motor Garages &/or Engineers &/or Service Stations	Best's Mechanical Repairs 226A Bridge Rd, Pooraka 5095	18201	1984	Premise Match	255m	South

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Dry Cleaners, Motor Garages & Service Stations 1930-1991 Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
4	Motor Garages &/or Engineers &/or Service Stations	Shell Pooraka Bridge Service Station, Bridge St., Pooraka. 5096.	18505	1984	Road Match	158m
	MOTOR GARAGES & SERVICE STATIONS	Caltex Service Station Bridge rd Ingle Farm	14446	1973	Road Match	158m
	MOTOR GARAGES & SERVICE STATIONS	Inglefarm Service Station Bridge rd Pooraka	15793	1973	Road Match	158m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	McGowan I W Bridge rd Pooraka	4275	1965	Road Match	158m
5	MOTOR GARAGES & SERVICE STATIONS	Estate Service Station Bridge rd Para Hills	15395	1973	Road Match	382m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Estate Service Station Bridge rd Para Hills	59056	1965	Road Match	382m

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90 Research Road, Pooraka, SA 5095



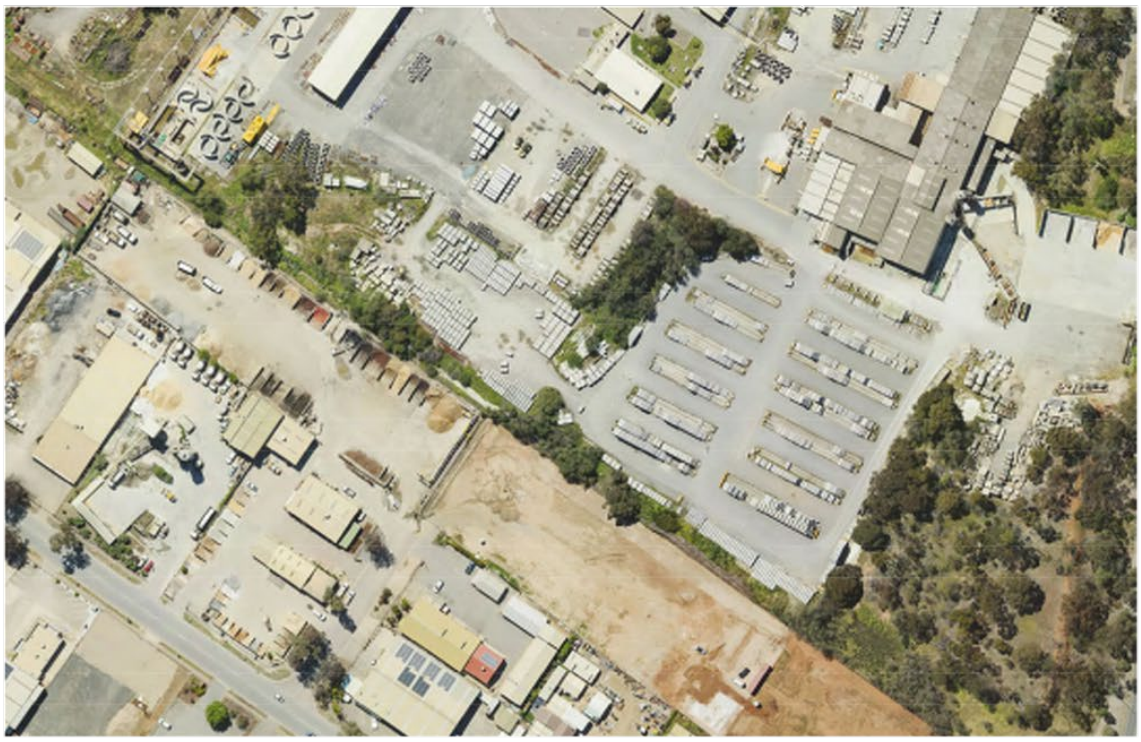
Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 150m

Scale:	Data Source Aerial Imagery:	Coordinate System:	Date: 10 January 2024
0 25 50 75 100 Meters	© Aerometrex Pty Ltd	GDA 1994 MGA Zone 54	

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

ReportBuffer

Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

ReportBuffer

Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

ReportBuffer

Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



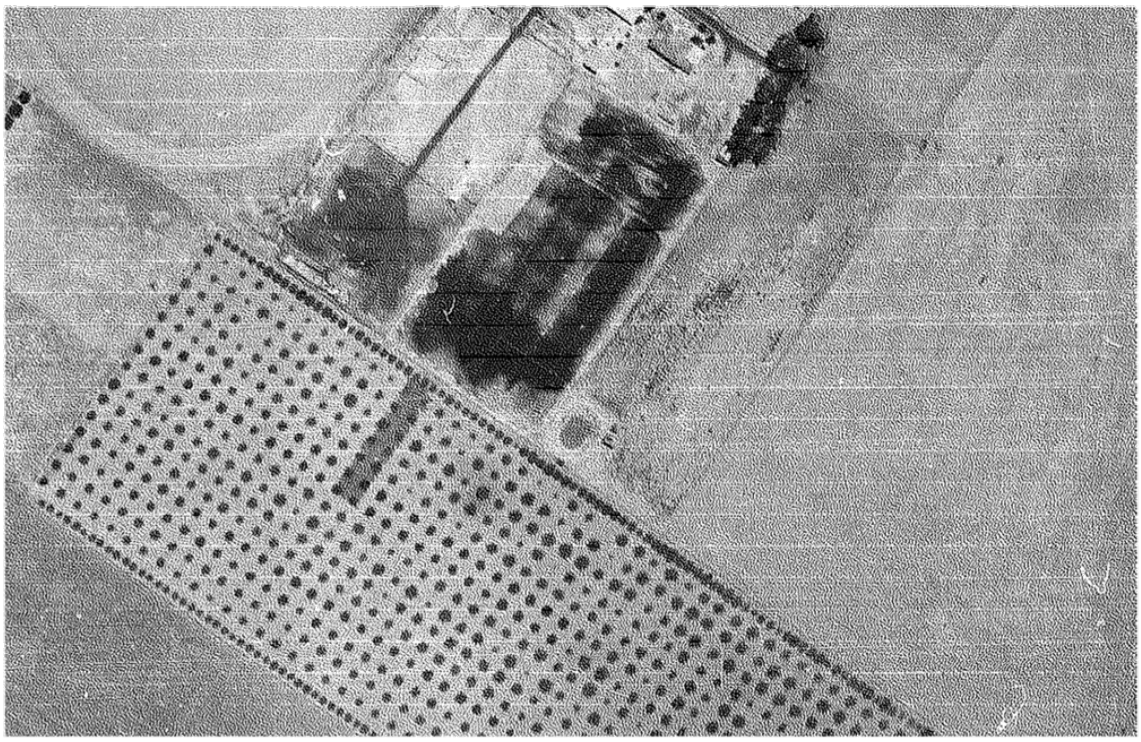
Legend

Site Boundary

ReportBuffer

Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

ReportBuffer

Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



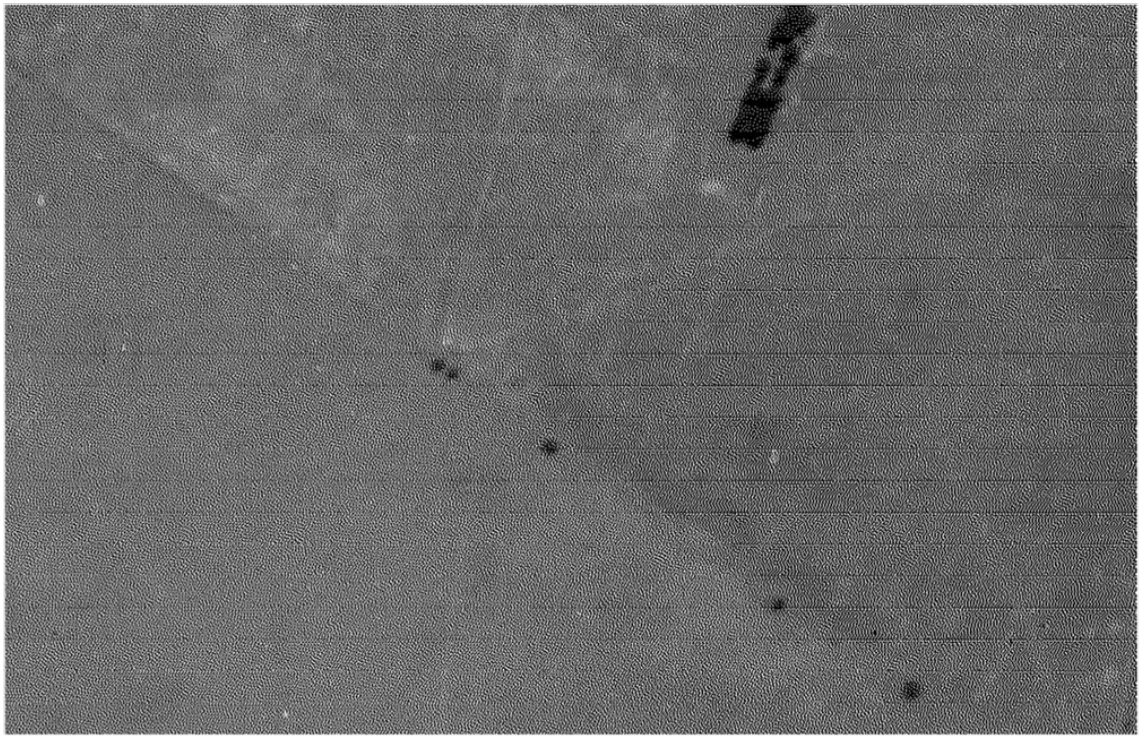
Legend

Site Boundary

ReportBuffer

Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

90 Research Road, Pooraka, SA 5095



Legend

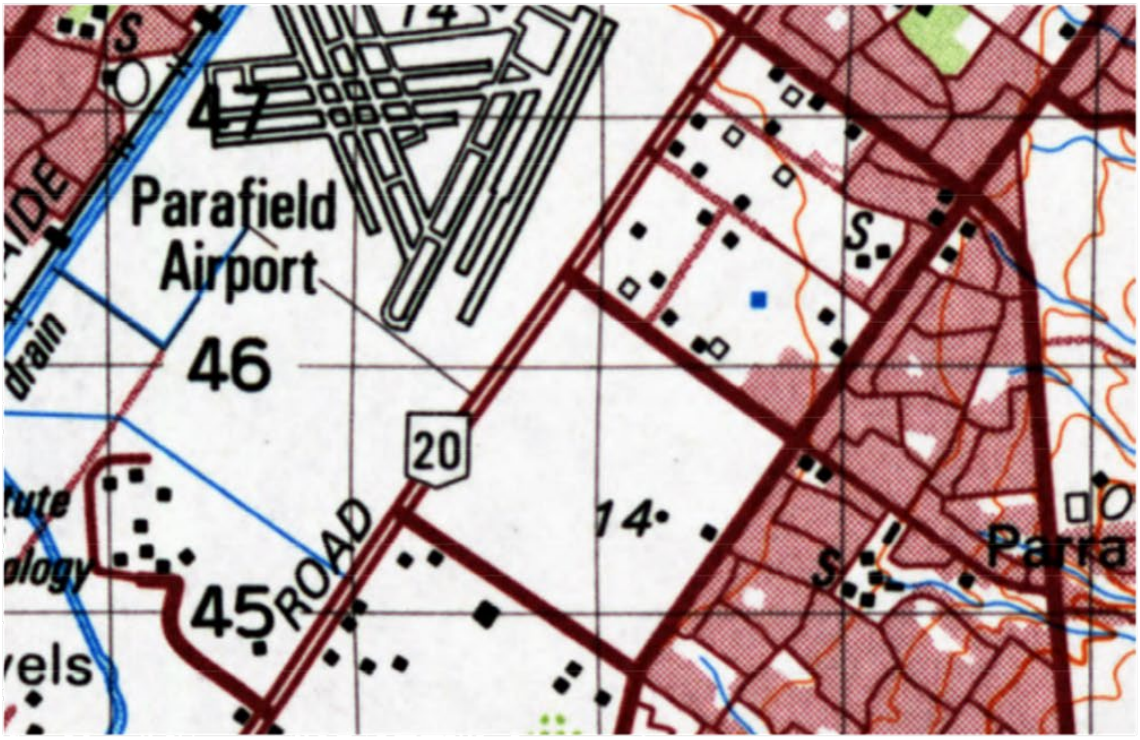
Site Boundary

ReportBuffer

Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © 2023 Geoscience Australia & National Library of Australia	Coordinate System: GDA 1994 MGA Zone 54	Date: 10 January 2024

Historical Map 1982

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 1000m

Scale:

200 400 800
Metres

Data Sources: NATMAP 1:100,000 Topographic Maps
Geoscience Australia

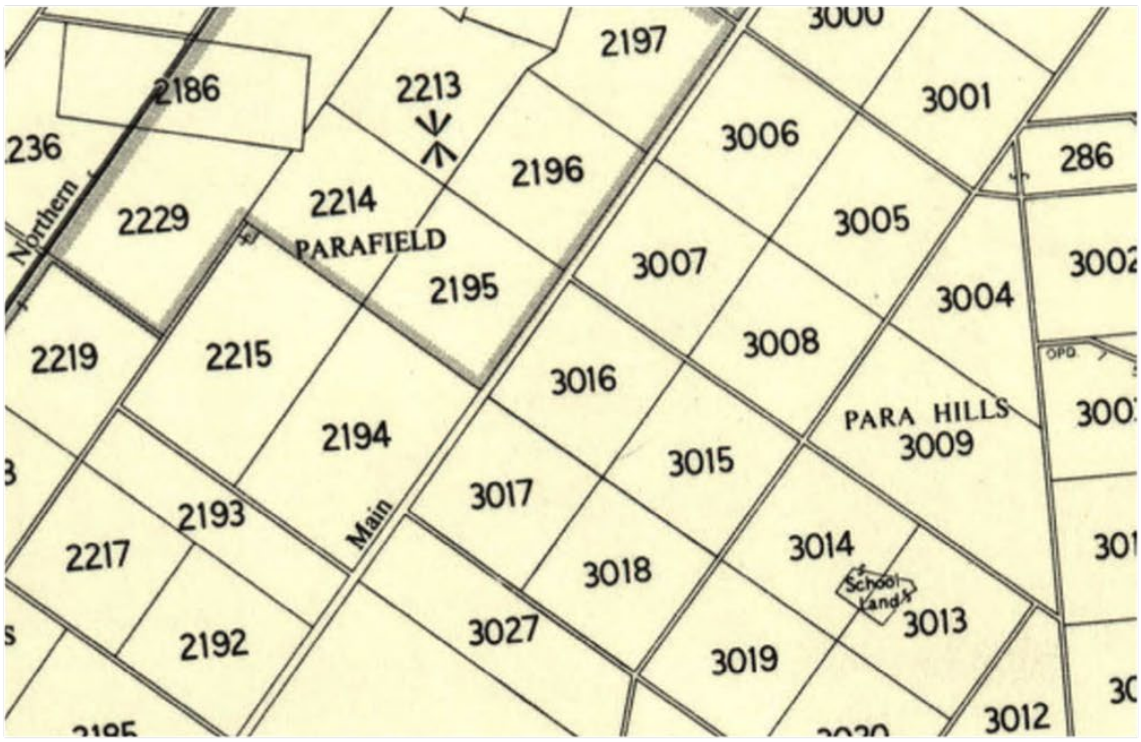
Coordinate System:
GDA 1994 MGA Zone 54

Date: 08 January, 2024

Item 8.1.1 - Attachment 1 - Proposal Plans

Historical Map 1962

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 1000m

Scale:

200 400 800

Metres

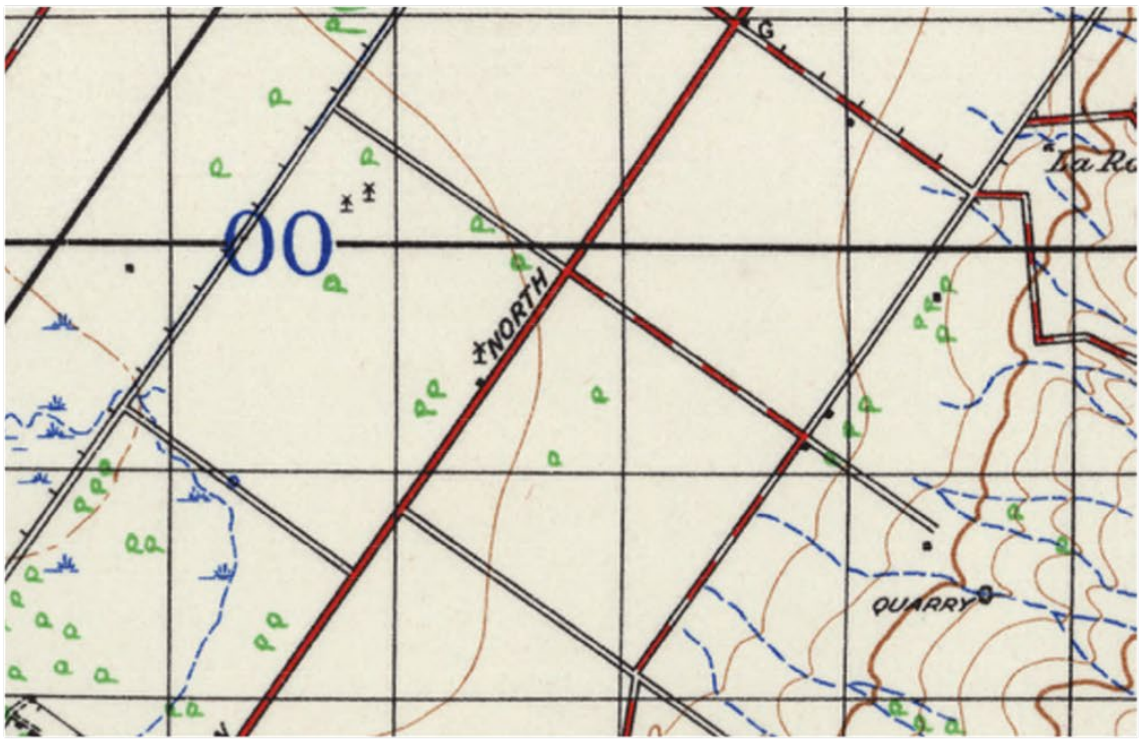
Data Sources: Hundred Map - Yatala
Surveyor General's Office, Adelaide

Coordinate System:
GDA 1994 MGA Zone 54

Date: 08 January, 2024

Historical Map c.1937

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 1000m

Scale:

200 400 800
Metres

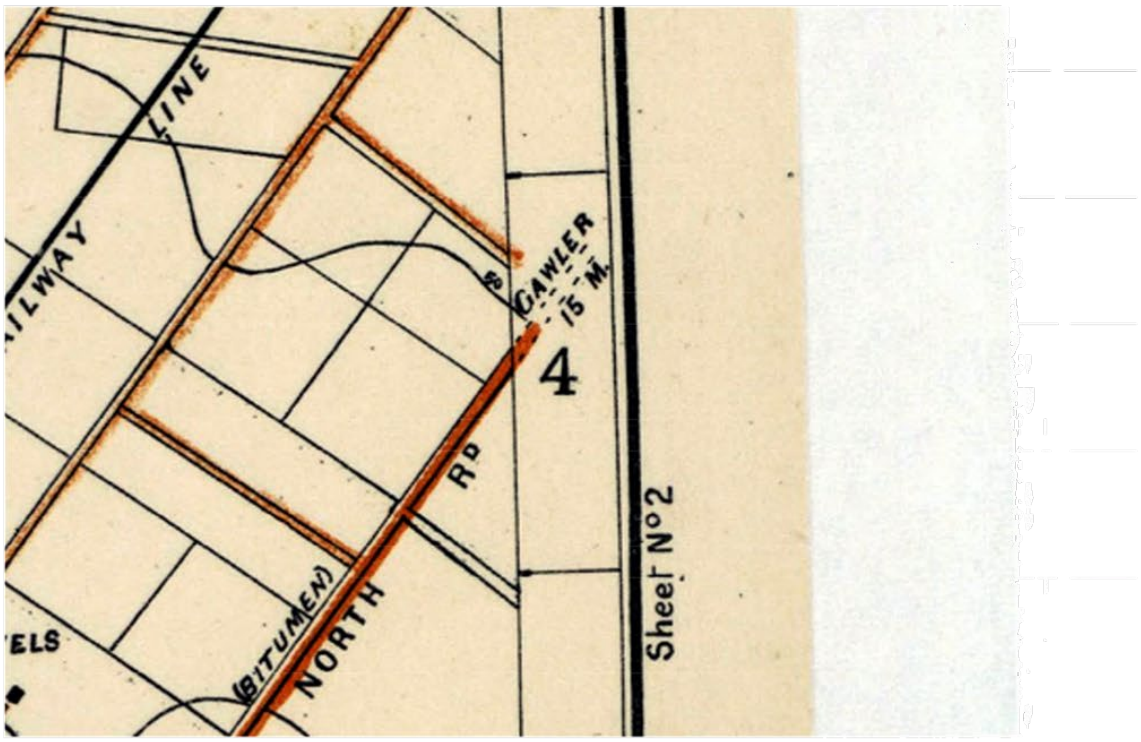
Data Sources: Australia 1:63,360
Prepared by Commonwealth Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 54

Date: 08 January, 2024

Historical Map 1926

90 Research Road, Pooraka, SA 5095



Legend

- Site Boundary
- Buffer 1000m

Scale:

200 400 800
Metres

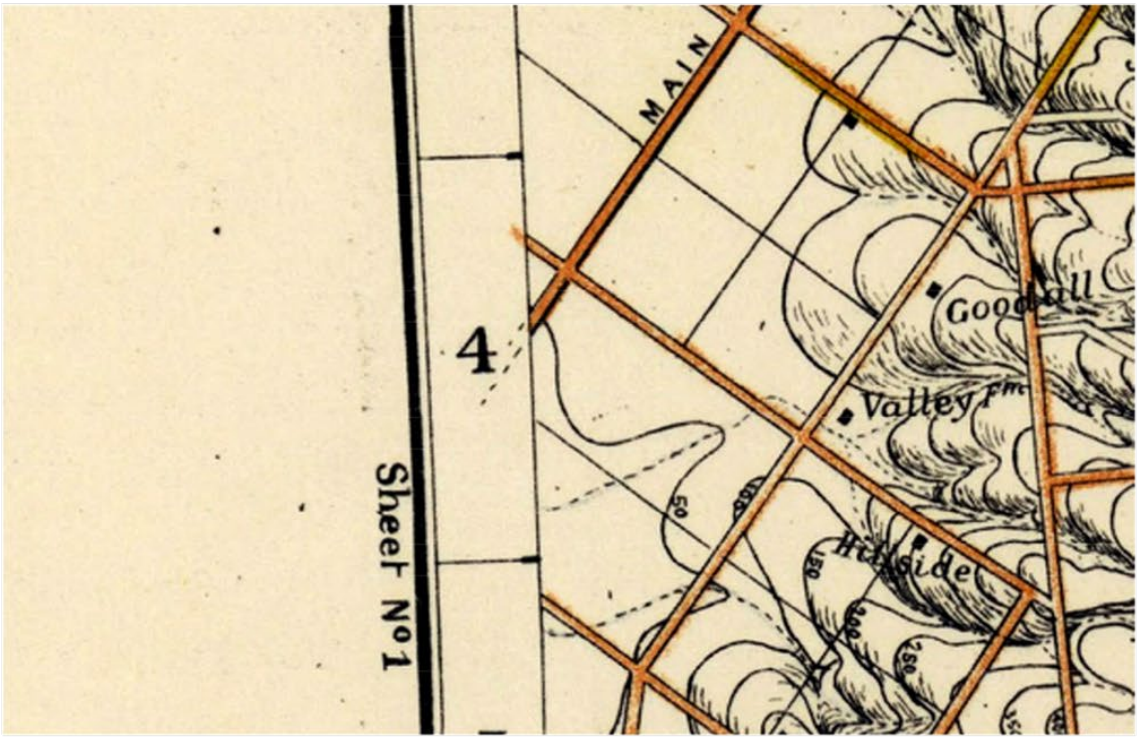
Data Sources: Sheet No 1 - Semaphore
Topographic Maps of South Australia
Compiled from Reconnaissance Surveys by W.H. Edmunds

Coordinate System:
GDA 1994 MGA Zone 54

Date: 08 January, 2024

Historical Map 1926

90 Research Road, Pooraka, SA 5095



Legend

- Site Boundary
- Buffer 1000m

Scale:
200 400 800
Metres

Data Sources: Sheet No 2 - Millbrook
Topographic Maps of South Australia
Compiled from Reconnaissance Surveys by W.H. Edmunds

Coordinate System:
GDA 1994 MGA Zone 54

Date: 08 January, 2024

Historical Map c.1914

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 1000m

Scale:

200 400 800

Metres

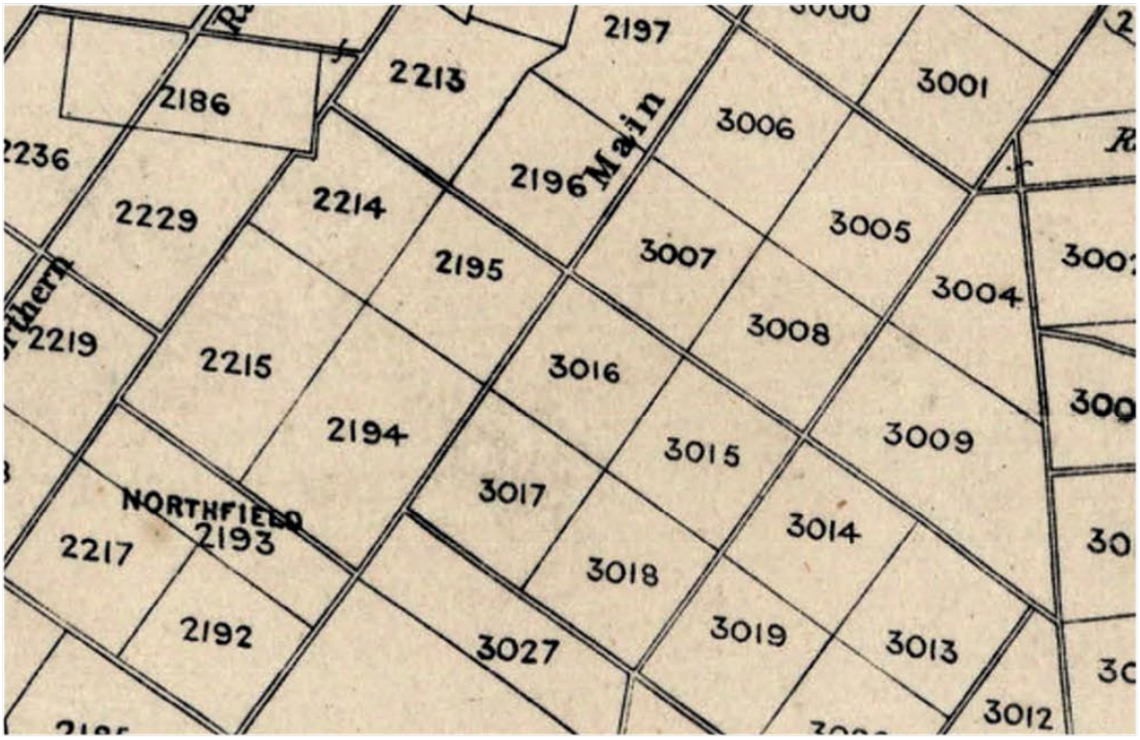
Data Sources: Australia 1:63,360
Prepared by Commonwealth Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 54

Date: 08 January, 2024

Historical Map 1876

90 Research Road, Pooraka, SA 5095



Legend

Site Boundary

Buffer 1000m

Scale:

200 400 800

Metres

Data Sources: Hundred Map - Yatala
Surveyor General's Office, Adelaide

Coordinate System:
GDA 1994 MGA Zone 54

Date: 08 January, 2024

SITE CONTAMINATION DECLARATION FORM

Council area: City of Salisbury

Regarding the land comprised in Certificate(s) of Title Register Book Volume CT 5511/921

I Joe Pedicini, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

Environmental Projects 2024, *Preliminary Site Investigation – Site History, 90 Research Road, Pooraka, South Australia,* dated 1 February 2024

(b) Investigations were conducted in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM).

Click here to enter text.

Part 3—Site contamination exists or may exist*

(a) site contamination exists or may exist on or below the surface of the land* as a result of a class 1 activity (including where a class 1 activity exists or previously existed on adjacent land*), class 2 activity, class 3 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*), or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) including where such a notification exists on adjacent land*;

(b) the site contamination or potential site contamination originated or is likely to have originated—

(i) on the subject land*—

(A) as a result of the following activities carried on there

Waste depot (class 1)

Motor vehicle repair or maintenance (class 2)

Transport depot or loading site (class 2)

Agricultural activities (class 2)

(B) at the following location: Onsite

or

(ii) on adjacent land (i.e. class 1 activity or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas))*—

(A) as a result of the following activities carried on there:

printing works (class 1) – 18 m south of the site boundary

Motor vehicle repair or maintenance (class 2) – 0 m south-east of the site boundary

Metal forging (class 2) – 0 m west of the site boundary

**Delete whichever is not applicable*

Adapted from Schedule 3 of Practice Direction 14 – Site Contamination Assessment – Version 2 (23 June 2022)

STATE PLANNING COMMISSION

Pulp or paper works (class 2) – 33 m west of the site boundary

Textile operations (class 2) – 33 m west of the site boundary

Signed: Joe Pedicini Date: 1 February 2024

☒ *If being lodged electronically please tick to indicate agreement to this declaration.*

Name of company or business / accreditation body and number

Environmental Projects

Note 1—Investigations found the existence of 'fill or soil importation' on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)*, but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA's Industry Guideline on *'Construction environmental management plans (CEMP)'* provides assistance on meeting the obligations of the *Environment Protection Act 1993*.

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: $20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016*.

Note 3—The "subject land" is the land the subject of the subject development application.

Note 4—"Adjacent land" is defined in section 3(1) of the *Planning, Development and Infrastructure Act 2016* to mean "in relation to other land, means land that is no more than 60 metres from the other land".

**Delete whichever is not applicable*

Adapted from Schedule 3 of Practice Direction 14 – Site Contamination Assessment – Version 2 (23 June 2022)

STATE PLANNING COMMISSION

Item 8.1.1 - Attachment 1 - Proposal Plans

Appendix D:
Traffic Assessment
Phil Weaver & Associates

PHIL WEAVER & ASSOCIATES

Consultant Traffic Engineers
ABN 67 093 665 680

204 Young Street
Unley SA 5061

P: 08 8271 5999
E: mail@philweaver.com.au

File: 23-258

Appendix D

28 March 2024

Mr Lou Fantasia
Planning Principal
Lou Fantasia Planning

By email: lou@loufantasiaplanning.com.au

Dear Lou

PROPOSED VARIATION TO PLACE OF WORSHIP AND CEMETERY – 256 TO 258 BRIDGE ROAD / 90 RESEARCH ROAD, POORAKA– TRAFFIC AND PARKING STATEMENT

I refer to our discussions with respect to the proposed mosque and community centre development on a parcel of land located at 256 to 258 Bridge Road and 90 Research Road, Pooraka.

As requested, we have undertaken the following review of the traffic and parking related aspects of the subject development.

EXISTING SITUATION

The subject site is located within a *Strategic Employment Zone* and comprises two adjoining allotments totalling approximately 1.7 hectares, namely:

- 90 Research Road, Pooraka, which most recently accommodated a plant and equipment hire facility. Vehicular access to this site is provided via two two-way access points on Research Road located adjacent to the western boundary of the land, and offset approximately 15m from the western access point, respectively. On-site car parking is informally provided in the southern portion of this allotment, and

- 256-258 Bridge Road, Pooraka, which accommodates an existing 109.73m^2 building associated with the Jafaria Islamic Society Ltd and a small cemetery area. However, the bulk of this site is largely undeveloped. This site is accessed via the minor frontage provided at the end of Jay Street, with no vehicular access provided via Bridge Road. On-site car parking is informally provided in the undeveloped areas on-site.

Bridge Road is a two-way arterial roadway under the care and control of the Department for Infrastructure and Transport (DIT).

Bridge Road adjacent to the subject site has a posted speed limit of 60km/h and carries an Annual Average Daily Traffic (AADT) volume of 30,800 vehicles per day (vpd).

A raised median extends along the Bridge Road frontage of the subject site, with the adjoining northbound carriageway accommodating two traffic lanes. The southbound carriageway of this road also provides two through lanes with a right turn lane provided on the approach to the T-intersection of this road with Research Road.

Clearways apply on the eastern and western sides of Bridge Road between 7.30 am to 9.00 am and 4.30 pm to 6.00 pm Monday to Friday adjacent to the subject site.

Bus Stop 38B and a footpath are provided on Bridge Road adjacent to the subject site. This bus stop is serviced by the high-frequency ('Go Zone') routes 500 / 502 and variations (Elizabeth to City, and Salisbury to Paradise and City).

Bridge Road forms the continuing legs of a signalised T-intersection with Research Road

Research Road is a local industrial collector roadway under the care and control of the City of Salisbury this roadway extends form the intersection with Bridge Road to Main North Road to the west.

Research Road is a two-way roadway with a kerb-to-kerb width of 11m, providing a traffic lane in each direction separated by single broken (standard) dividing lines. Kerbside parking is unrestricted on both sides of this roadway in the locality of the subject land.

Based upon a vehicle turning movement survey conducted by the then Department of Planning, Transport and Infrastructure at the intersection of Research Road with Bridge Road on Tuesday 25 June 2019 it is estimated that Research Road carries an Annual Average Daily Traffic (AADT) volume of 6,400 vehicles per day (vpd) within vicinity of subject site.

Jay Street is a two-way undivided local industrial access street also under the care and control of the City of Salisbury. This roadway has an overall length of approximately 80m and forms the terminating leg of a T-intersection with Research Road. Jay Street provides a kerb to kerb width of 10m with intermittent parking provided on both sides of this roadway.

The recorded road crash history adjacent to the subject land is considered to be low. In the most recent five-year reporting period (2018 to 2022, inclusive), there has been only one crash on Research Road in the locality of No. 90 Research Road, one crash at the intersection of Jay Street with Research Road, and one midblock crash on Bridge Road in the northbound carriageway adjacent to the subject site.

There is a significant grade across the subject land with levels falling from Bridge Road to Jay Street (from south-east to north-west). The land falls approximately 12m in 250m, resulting in an average grade of approximately 1 in 20 across the main portion of the development site. The steepest fall occurs at the eastern end of the site from the boundary of the site on Bridge Road.

Aerial imagery of the subject site and adjoining locality is provided in *Figure 1* below.



Figure 1: Subject site and surrounding locality

PROPOSED DEVELOPMENT

The proposed development is identified on a series of plans prepared by *Renown Building Designs* as amended 27 March 2024 including :-

- A **Site Plan** (Drawing No. 2315-DP1 'A'),
- A **West 'Part' Site Plan** (Drawing No. 2315-DP2 'A'),
- An **East 'Part' Site Plan** (Drawing No. 2315-DP3),
- A **Ground Floor and Site Plan** (Drawing No. 2315-DP4), and
- A **First Floor Plan** (Drawing No. 2315-DP5).

The proposed development will maintain the existing 134.8m^2 building associated with the Jafaria Islamic Society Ltd and associated cemetery area, and will include construction of:

3

- A 3,456.14m^2 two-storey mosque and community centre development on the 'Research Road' portion of the site, which will include 1012m^2 'halls' on both the ground and first-floor areas, together with ancillary facilities on the ground floor (amenities, office / meeting, kitchen / servery, and play room), and six classrooms and a library on the first floor,

- A total of 153 on-site car parking spaces including 23 parking spaces (5.4m x 2.6m adjacent 5.8m aisle) near the Research Road frontage of the site and 130 medium-term spaces (5.4m x 2.5m adjacent 6.2m aisle) on the 'Bridge Road' portion of the site in the locality of the existing building. An accessible parking space and associated shared area (each 5.4m x 2.4m) will be provided in each car parking area, and all car parking areas will be bituminised and line marked,

- A set-down and pick up area with capacity to accommodate at least 5 cars on the eastern side of the cemetery site, and

- Vehicular site access to be provided via:-

    - A two-way access point adjacent to the eastern boundary of the 'Research Road' portion of the site,

    - A one-way (entry only) access point adjacent to the western boundary of the 'Research Road' portion of the site,

    - A one-way (exit only) access point adjacent to the northern boundary of the 'Bridge Road' portion of the site, and

    - Intermittent use of the existing Jay Street access point for service vehicles only requiring access to the existing detention basin in the north-western corner of the subject site.

It is noted that visually permeable fencing / low-level landscaping is currently provided along the northern side of 90 Research Road. It is recommended that this should be maintained to accommodate appropriate sight lines for pedestrian safety.

As identified above the proposed development include an exit only access point from the proposed car park onto Research Road with a minimum width of 4.0m. The design of this access point will require the provision of a *near-flat area* of 1 in 20 over at least the last 6m of this section of roadway. The section of ramp between the main on-site parking area and this *near-flat area* will need to provide:-

- A maximum grade of 1 in 8, or

- A maximum grade of 1 in 5 with 2.0m transitions at the top and bottom of this section of the ramp of no steeper than 1 in 8 and 1 in 6.7, respectively.

However, if rigid body trucks (of size up to a Medium Rigid Vehicle) are to use this access then grades in accordance with the relevant standard (AS 2890.2:2018) would be required i.e. 1 in 6.5 on the steepest section of ramp.

The maximum grade of the car parking aisles will need to be no steeper than:-

- 1 in 20 across the aisle and along the length of the standard parking bays, and

- 1 in 16 along the length of the aisle and across the width of the standard parking bays.

The grades associated with the disability car parking spaces will need to be a maximum grade of 1 in 33.

The subject land includes a parcel of land extending along the boundary of the site with Bridge Road. However, I note that this area will not be redeveloped as part of the current development application.

In the event that this parcel land is redeveloped in the future it is anticipated that the proposed exit only access point on Bridge Road could be modified to provide both entry and exit movements into and out of the subject site with potentially a left turn slip lane for traffic turning from Bridge Road into this access point in order to meet the design requirements of the Department for Infrastructure and Transport (DIT).

PROPOSED USE

Details provided by the applicant have identified only low levels of attendees at the proposed mosque on a 'typical day' with higher attendances suggested for 'special services'. A summary of typical weekly activities is provided in ***Table 1*** below. This includes an outline of the prayer times and typical numbers anticipated based on the current arrangements at other places of worship of similar size.

Table 1: Anticipated weekly activities

Prayer	Time (depending on season)	Participants
Dawn	Daily 4.30 am - 6.15 am	< 10
Noon	Daily Noon - 1.40 pm	< 10
Evening	Mon, Wed, Friday 5.45 pm - 9.00 pm	20-30
Evening	Tues and Thursday 5.45 pm - 9.00 pm	40-60
Sunday	7.00 pm - 8.30 pm	15-25

Other activities to be accommodated on-site will include prayer services held during Ramadhan and also weddings of attendees of the subject community.

I understand that there are typically four to five significant prayer events held during Ramadhan the most important of which is the 23rd night of Ramadhan and it is anticipated that there would be between 150 to 300 people attending the site for a period of approximately 2 to 3 hours during events held on site during this holy period.

It is also anticipated that weddings will be accommodated by the proposed mosque. The maximum attendance at a wedding is anticipated to be 150 persons and it is forecast that there would be four to five weddings a year.

TRAFFIC GENERATION

Typical peak hour traffic volumes will generally occur associated with arrival and departure movements correlating with six prayer times throughout the day, seven days a week. Based on advice from the applicant, a maximum of 60 people is anticipated to attend such prayers at any time. As such, there is anticipated to be of the order of 20 peak hour vehicle movements during typical business hour periods.

Atypical peak periods would occur outside of business hour periods as a result of various types of events to be held on the subject site. On a *first-principles* basis, it is anticipated that peak hour traffic generation during such events would not exceed the number of car parking spaces provided on-site, i.e., all persons arriving at the subject site within one-hour prior to an event.

The vast majority of traffic generated by the subject site would occur via the Research Road access points with only a small proportion of exit movements (and no entry movements) occurring via the proposed exit only access point on Bridge Road.

The design of the proposed on-site driveways and on-site car parking areas would readily accommodate passenger vehicles, which would accommodate the vast majority of movements to and from the site. The primary access points and internal driveways accessed via Research Road would also accommodate vehicles of size up to and including Medium Rigid Vehicles (MRV's) for the potential purpose of servicing such as on-site waste collection.

PARKING ASSESSMENT

Table 1 - General Off Street Car Parking Requirements within the *Transport Access and Parking Overlay* of the *Planning and Design Code* identifies car parking provisions potentially relevant to the proposed development as identified in *Table A* below.

Table A: Planning and Design Code off street car parking requirements

Class of Development	Number of Required Car Parking Spaces
Place of Worship	1 space for every 3 visitor seats
Community Facility	For a library, 4 spaces per 100m^2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m^2 of total floor area.

The application of 'seats' is potentially irrelevant to the proposed land use, and it is therefore considered more appropriate in this instance to calculate parking demand on a 'per person' basis.

The proposed development will result in the major portion of the building area accommodating 'hall' land uses. It is therefore considered appropriate to apply the 'hall' rates to the correlating 56.4% of the built form, with 'place of worship' for the remainder of the site.

On the above basis, the proposed 153 on-site car parking spaces would support a maximum capacity for 634 persons on the subject land (92 spaces @ 0.2 spaces per person + 58 spaces @ 1 space per 3 persons = 460 + 174).

A Place of Worship is a Class 9b building which requires one accessible parking space for every 50 car parking spaces. It is therefore recommended that three accessible parking spaces should be provided on-site. One additional accessible space could be provided in the short-term parking area on the opposite side of the shared area without impacting the overall car parking capacity.

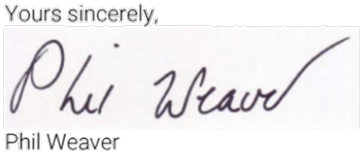
Table 3 - Off Street Bicycle Parking Requirements within the *Transport Access and Parking Overlay* of the *Planning and Design Code* does not apply in the subject *Strategic Employment Zone*, however it is noted that informal bicycle parking could be readily accommodated on-site given the scale of the allotment.

SUMMARY AND CONCLUSIONS

In summary, we consider that the proposed development will:

- Provide a design standard which is appropriate and meets the requirements of the relevant Australian Standards for off-street parking areas,
- Be unlikely to result in unacceptable adverse traffic impacts on the adjacent road network, and
- Provide 153 formal on-site car parking spaces which would facilitate a capacity for up to 634 persons on the subject site based upon he above assessment.

Yours sincerely,



Phil Weaver
Phil Weaver and Associates Pty Ltd

Item 8.1.1 - Attachment 1 - Proposal Plans

Appendix E:
Stormwater Management Plan
Tonkin Consulting

240313L001Rev0

3 June 2024

Jafar Jafari
Jafaria Islamic Society SA
256 Bridge Road
Pooraka SA 5095

Dear Jafar

STORMWATER MANAGEMENT PLAN FOR 90 RESEARCH ROAD AND 256-258 BRIDGE ROAD, POORAKA

Background

Jafaria Islamic Society is proposing to undertake development within the site at the above addresses. The development consists of a mosque, car parking, access roads, and a cemetery. City of Salisbury (Council) has requested that a stormwater management plan (SMP) be provided as part of the development application. The proposed stormwater management measures for the site are summarised in this report.

Council Requirements

Through correspondence with Council (email from Rosie Vakasilimi on 6 March 2024), the following requirements for stormwater management are applicable to the site:

- A minor storm event of 10% annual exceedance probability (AEP) and a major storm event of 1% AEP is to be adopted.
- Post-development stormwater flows are to be restricted to the equivalent pre-development flow rate for the minor and major storm events.
- Runoff coefficients for the pre-development scenario are to be based on the existing condition of the site.
- All overland flows from the post-development scenario are to be conveyed to the Humes channel located on the north-western boundary of the site.

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Adelaide | Berri | Mt Gambier | Mildura | Darwin | Brisbane | Sydney

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Site Overview

The extent of the proposed development is shown in Figure 1. The site is located to the north-west of the intersection of Research Road and Bridge Road. A review of available LiDAR digital elevation data shows that the site has an approximate fall of 10 m from south-east to north-west. The southern portion of the site, 90 Research Road, falls away from Research Road. It is expected that during rainfall events, runoff would follow the existing overland flow paths shown in Figure 1, ultimately discharging to the channel located within an easement on the western boundary of the site.

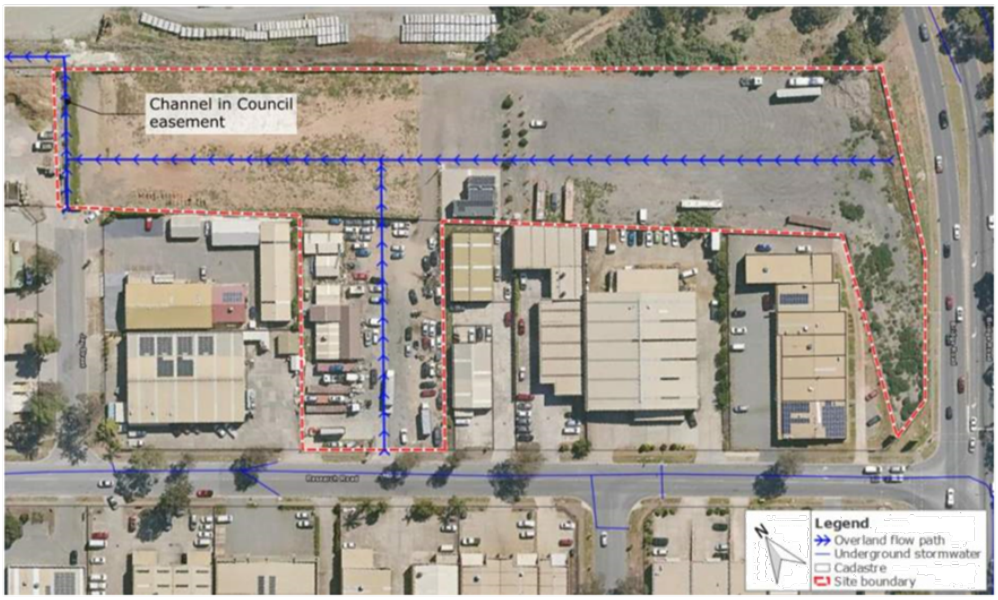


Figure 1 Site boundary and existing overland flow paths

Peak Flow Estimation

A DRAINS model was prepared to estimate the peak flow rates generated by the site for the major and minor rainfall events under pre- and post-development conditions. Catchment plans for each scenario are provided in Attachment 1. The catchment plans also show the primary land cover type for each sub-catchment. These have been determined from a review of recent aerial imagery (MetroMap, 2024) for the pre-development scenario and based on the supplied site plan (drawing ref: RESEARCH 2315-D24 PDRGS (DP1-8), attached) for the post-development scenario. Additionally, in the post-development scenario, the vacant land area is assumed to be fully impervious to cater for anticipated future development.

Consistent with the Australian Rainfall and Runoff Guidelines, the model was run for an ensemble of storm events (i.e. 10 temporal patterns and storm durations ranging from 5 minutes to 4.5 hours), and the median peak flow was adopted. The latest (2016) design rainfall intensity data was obtained from the Bureau of Meterology (BoM) at the following location:

- Latitude: -34.8125

- Longitude: 138.6375

The estimated peak flow rates for the pre-development scenario were based on an initial loss-continuing loss (IL-CL) type hydrological model. The adopted model parameters are summarised in Table 1. We note that the eastern portion of the site is currently rubble hardstand. A separate IL-CL type hydrological model was used to estimate runoff from this catchment to represent the increased losses associated with this surface type. The adopted parameters for the rubble hard-stand IL-CL model are provided in Table 2.

Table 1 Model parameters for IL-CL type hydrological model

Parameter	Value
Impervious area initial loss (mm)	1
Impervious area continuing loss (mm/hr)	0
Pervious area initial loss (mm)	45
Pervious area continuing loss (mm/hr)	3

Table 2 Model parameters for rubble hardstand IL-CL type hydrological model

Parameter	Value
Impervious area initial loss (mm)	8
Impervious area continuing loss (mm/hr)	1
Pervious area initial loss (mm)	N/A
Pervious area continuing loss (mm/hr)	N/A

Peak flow rates

The model was run for the 10% and 1% AEP rainfall events to estimate the peak flow rates for the pre-development and post-development scenarios. These are summarised in Table 3.

Table 3 Estimated peak flow rates generated by the site

Rainfall event	Peak flow rate (L/s)	
	Pre-development	Post-development (unmitigated)
10% AEP	116	252
1% AEP	244	463

Mitigation Scenario

As demonstrated in Table 3, development of the site will result in an increase in peak flow rates. To limit the post-development peak flow rates to those of the pre-development scenario, various internal site drainage measures are proposed. These are discussed in the following sections and shown in Attachment 3, with the mitigation scenario peak flow rates summarised in Table 4.

Rainwater tank

A rainwater tank is proposed to detain roof runoff generated by the mosque building prior to discharging to the kerb and gutter along Research Road. A 45-kL rainwater tank with a 50 mm orifice plate discharging to a 100 mm PVC pipe outlet would be suitable to detain runoff generated by the mosque without overflowing in a 10% AEP rainfall event and would sufficiently limit peak flows in a 1% AEP event. Overflows from the rainwater tank during rainfall events greater than the 10% AEP rainfall event are to be directed to the open channel within the Council easement via an overland flow path. Runoff from the total roof area (if possible) should be directed into the tank via roof gutters and downpipes. The peak flow rates discharging from the rainwater tank to Research Road are as follows:

- 10% AEP: 4 L/s
- 1% AEP: 5 L/s

It should be noted that the rainwater tank volume proposed does not take into consideration potential for reuse on-site, such as being plumbed into the mosque for toilet flushing. Should the rainwater tank also be used to capture water for reuse on-site, the volume required for reuse would be in addition to the volume proposed for detention storage.

Underground drainage

An indicative underground drainage alignment is provided in Attachment 3. The actual pipe alignment and pit location/spacing would need to be confirmed as part of the detailed design. Aside from roof runoff from the mosque, which will discharge via the rainwater tank outlet to Research Road, all site runoff is directed to the open channel within the Council easement. Where the underground drainage crosses the cemetery, it is proposed that this is installed under the central service path. The pipe sizes are suitable for conveying the estimated 10% AEP peak flows. During larger events when the capacity of the underground system is exceeded, flows will be directed overland to the existing channel.

A set of four 2400x900 box culverts are proposed near the downstream end of the system. These oversized culverts will act as underground detention storage to attenuate peak flows from the site prior to discharging to the Council easement via a 375 mm outlet pipe. A culvert length of 10 m is proposed to provide a detention storage volume of approximately 85 m^3.

Gross pollutant trap

It is recommended that a gross pollutant trap (GPT) be installed just upstream of the discharge location. This will allow gross pollutants and hydrocarbons discharged to the internal site drainage network to be captured prior to discharge. It is proposed that an in-line GPT, such as the Atlan Vorteceptor SVI.025 or equivalent be provided and installed to the manufacturer's specification. This GPT was selected based on its capability of treating site runoff up to the 4 exceedances per year (EY) rainfall event, as per the product guide from the manufacturer's website. The modelling indicates a peak 4 EY flow rate of 30 L/s.

Mitigation scenario peak flow rates

The DRAINS model was modified to include the proposed infrastructure described above. The model was then run for the 10% AEP and 1% AEP rainfall events to determine the change in peak flow rates following implementation of the mitigation measures. These flow rates are summarised in Table 4, which demonstrates that the flow rates associated with the mitigation scenario are less than that of the pre-development scenario. As such, the proposed drainage strategy is considered to satisfy Council's requirements for stormwater management.

Table 4 Summary of peak flow rates

Rainfall event	Peak flow rate (L/s)		
	Pre-development scenario	Post-development scenario (unmitigated)	Mitigation scenario
10% AEP	116	252	116
1% AEP	244	463	192

Summary

In summary, based on our investigations, we have concluded that:

- The site currently grades to the north-western portion of the site, with runoff discharging to the channel located within a Council easement.
- The proposed development (without mitigation) would result in increased peak flow rates being discharged from the site.
- To limit peak flow rates to less than that of the existing scenario, a combination of a 45-kL rainwater tank to detain runoff from the mosque and an underground storage system to detain runoff from the carparks and vacant land area is proposed.

If you have any queries about the information above, please contact the undersigned on 8132 7564.

Yours sincerely,

MMcEvoy

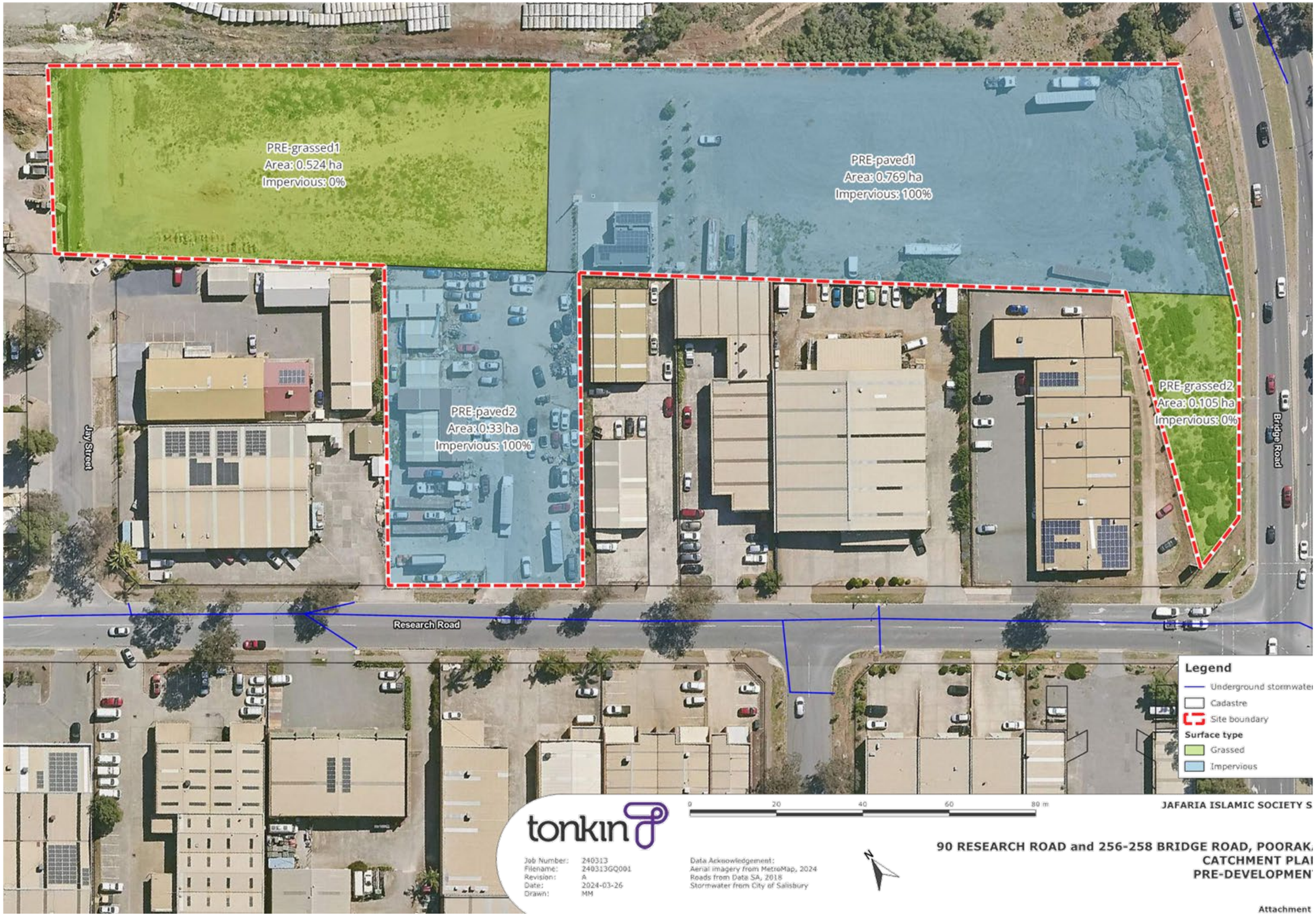
Michael McEvoy

Senior Engineer

Tonkin

Enc. Attachment 1 – Pre-development scenario catchment plan
Attachment 2 – Post-development scenario catchment plan
Attachment 3 – Proposed internal site drainage layout
Site plan

cc Lou Fantasia (Lou Fantasia Planning)


PRE-grassed1
Area: 0.524 ha
Impervious: 0%
PRE-paved1
Area: 0.769 ha
Impervious: 100%
PRE-paved2
Area: 0.33 ha
Impervious: 100%
PRE-grassed2
Area: 0.105 ha
Impervious: 0%
Jay Street
Bridge Road
Research Road
Legend
Underground stormwater
Cadastre
Site boundary
Surface type
Grassed
Impervious
0
20
40
60
80 m
tonkin
Job Number: 240313
Filename: 240313GQ001
Revision: A
Date: 2024-03-26
Drawn: MM
Data Acknowledgement:
Aerial imagery from MetroMap, 2024
Roads from Data SA, 2018
Stormwater from City of Salisbury
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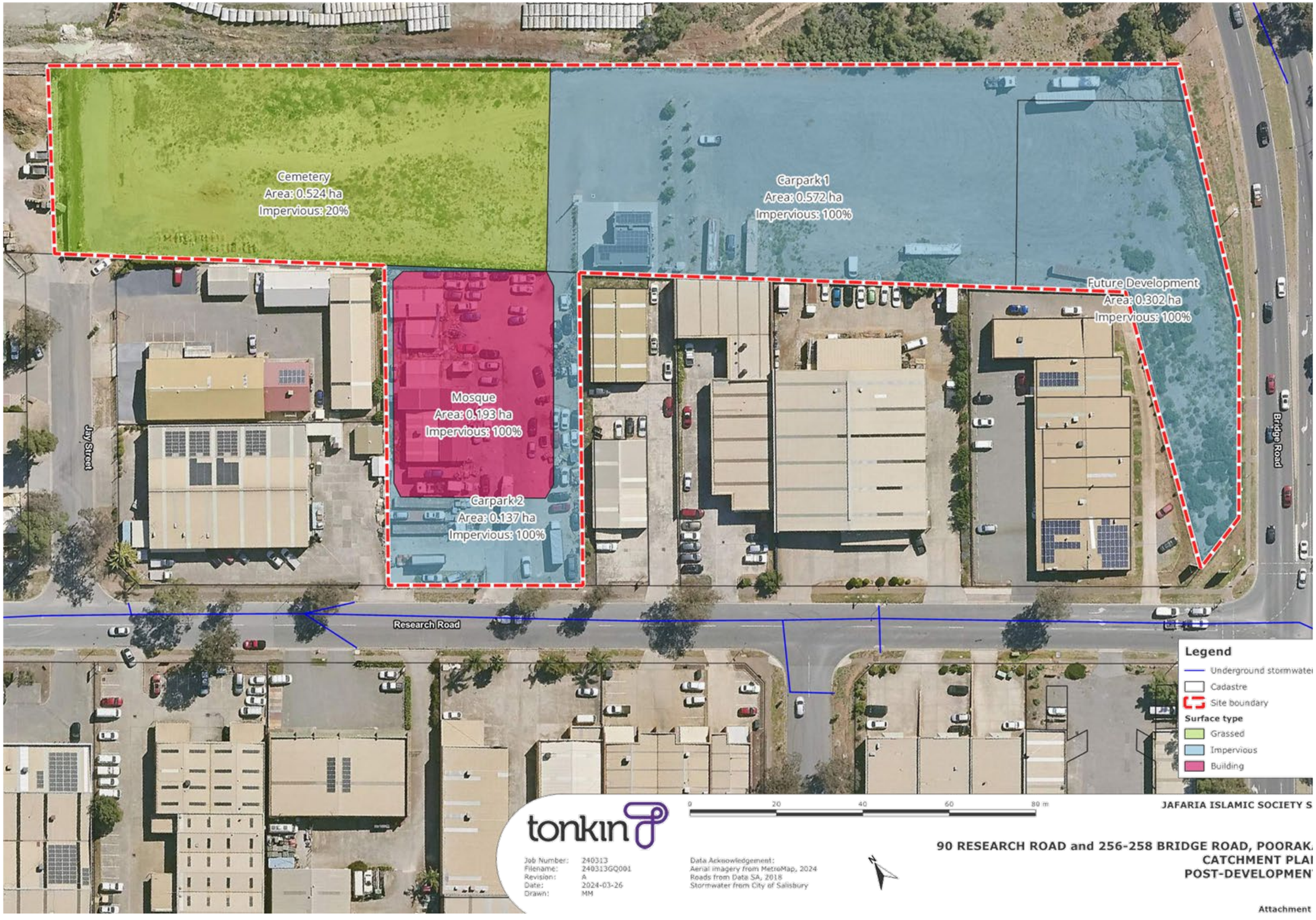
CATCHMENT PLA
PRE-DEVELOPMEN
Attachment


Cemetery
Area: 0.524 ha
Impervious: 20%
Carpark 1
Area: 0.572 ha
Impervious: 100%
Future Development
Area: 0.302 ha
Impervious: 100%
Mosque
Area: 0.193 ha
Impervious: 100%
Carpark 2
Area: 0.137 ha
Impervious: 100%
Jay Street
Bridge Road
Research Road
Legend
Underground stormwater
Cadastre
Site boundary
Surface type
Grassed
Impervious
Building
0
20
40
60
80 m
tonkin
Job Number: 240313
Filename: 240313GQ001
Revision: A
Date: 2024-03-26
Drawn: MM
Data Acknowledgement:
Aerial imagery from MetroMap, 2024
Roads from Data SA, 2018
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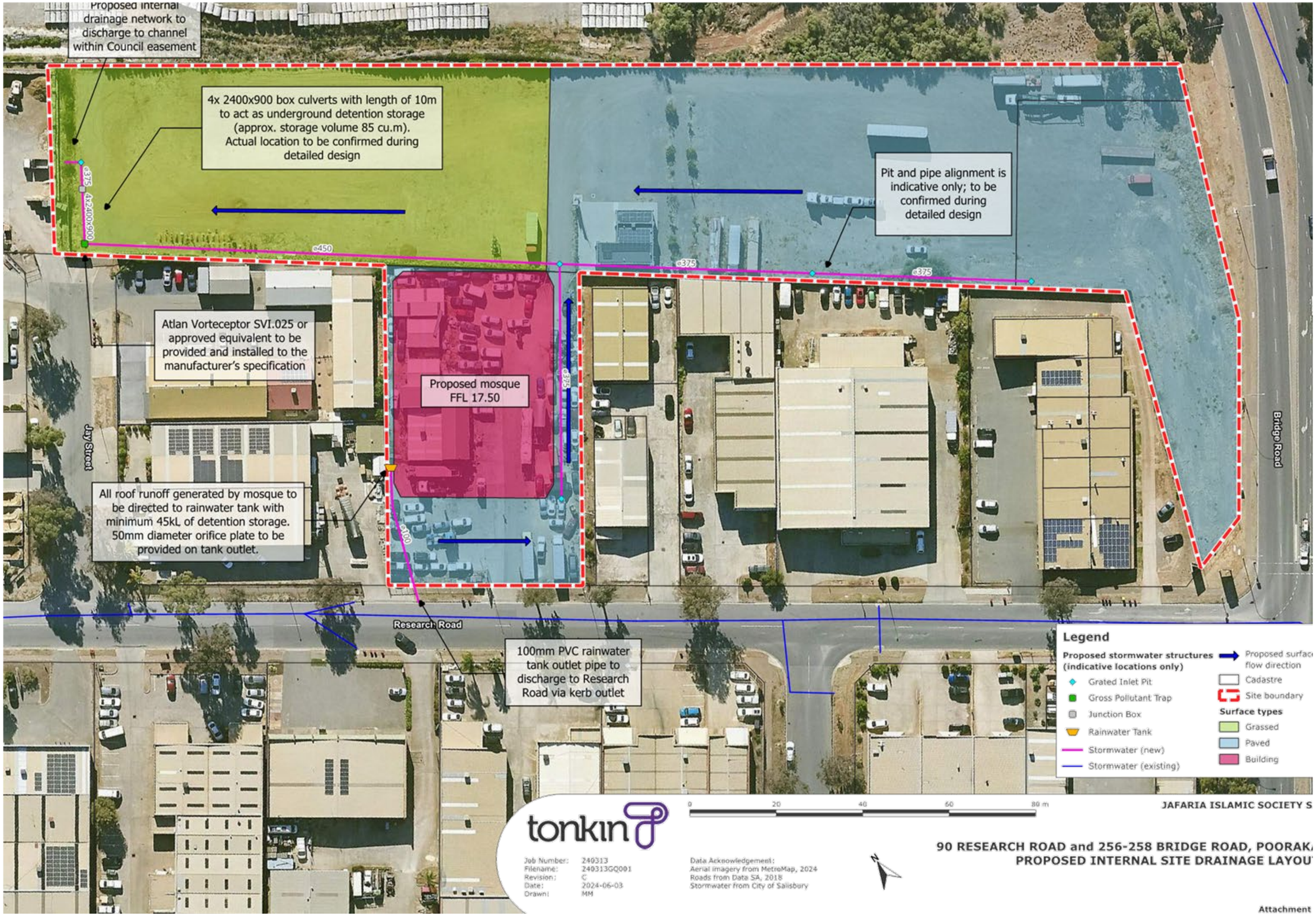
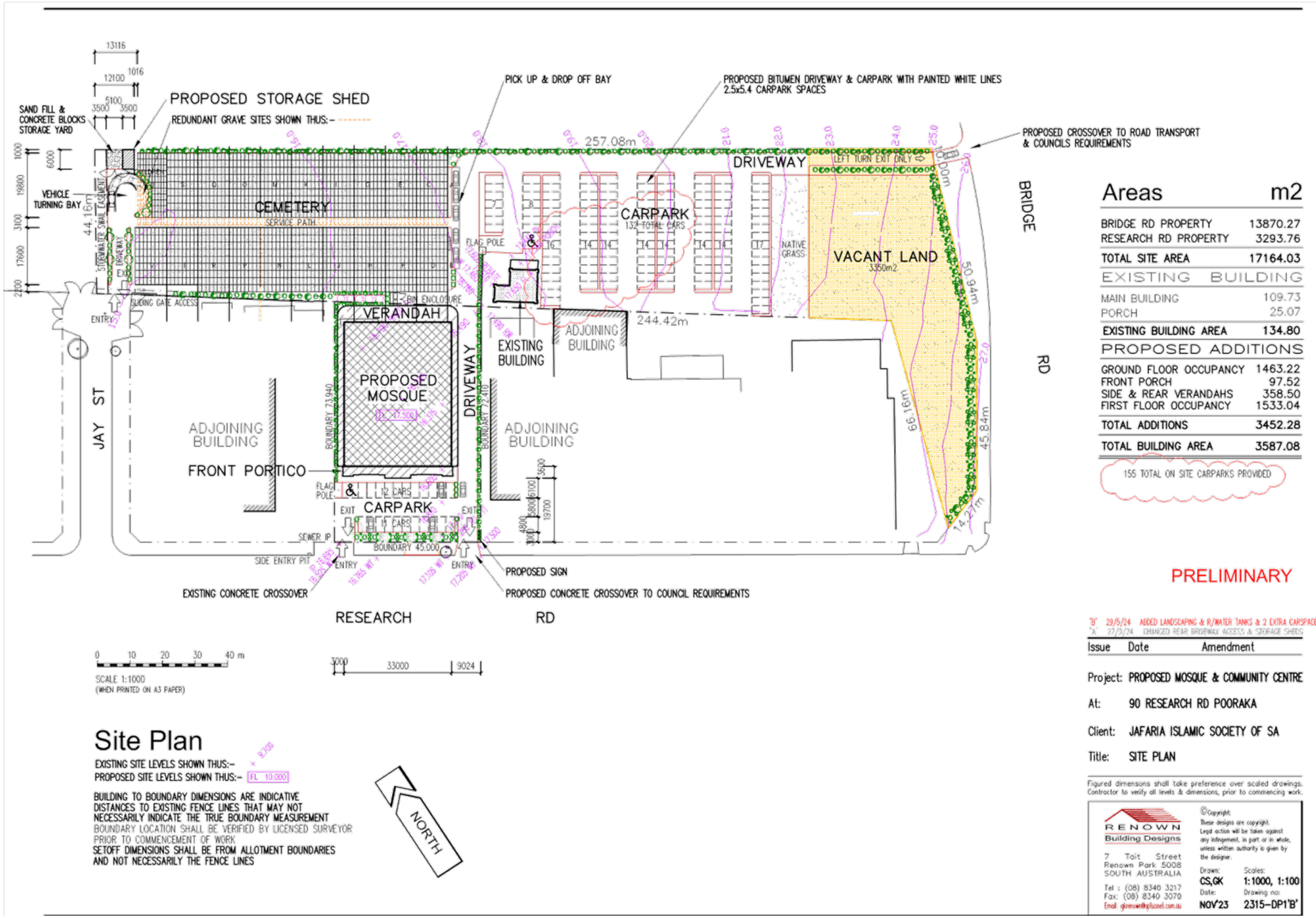
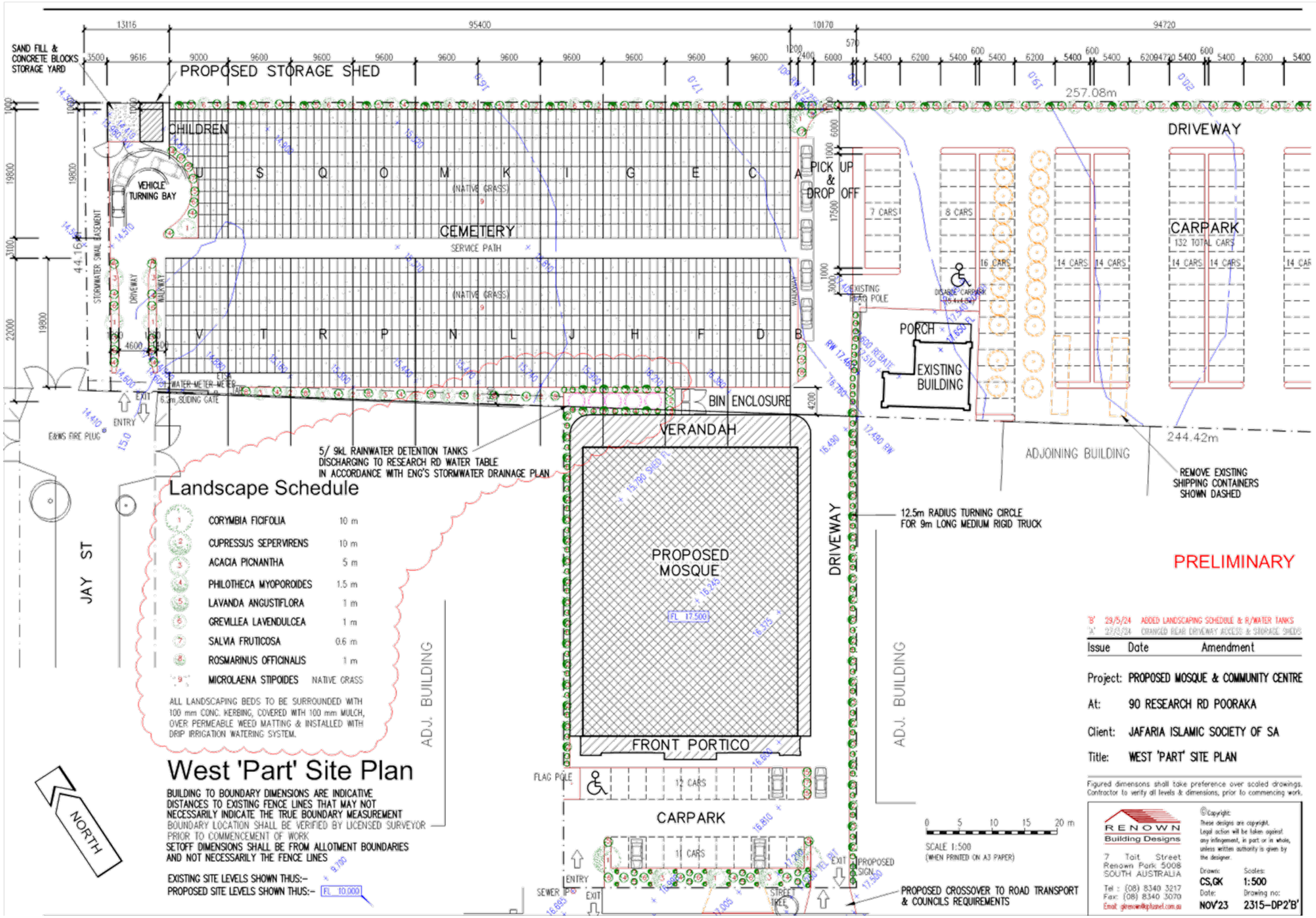
90 RESEARCH ROAD and 256-258 BRIDGE ROAD, POORAK
CATCHMENT PLAI
POST-DEVELOPMEN
Attachment



Item 8.1.1 - Attachment 1 - Proposal Plans


PROPOSED STORAGE SHED
REDUNDANT GRAVE SITES SHOWN THUS:-
SAND FILL & CONCRETE BLOCKS STORAGE YARD
VEHICLE TURNING BAY
CEMETERY
SERVICE PATH
CARPARK
132 TOTAL CARS
PICK UP & DROP OFF BAY
PROPOSED BITUMEN DRIVEWAY & CARPARK WITH PAINTED WHITE LINES 2.5x5.4 CARPARK SPACES
PROPOSED CROSSOVER TO ROAD TRANSPORT & COUNCILS REQUIREMENTS
DRIVEWAY
LEFT TURN EXIT ONLY
VACANT LAND
3350m2
NATIVE GRASS
BRIDGE RD
257.08m
244.42m
50.94m
66.16m
45.84m
14.27m
10.00m
FLAG POLE
EXISTING BUILDING
ADJOINING BUILDING
VERANDAH
PROPOSED MOSQUE
FRONT PORTICO
DRIVEWAY
ADJOINING BUILDING
ADJOINING BUILDING
JAY ST
CARPARK
12 CARS
17 CARS
EXIT
ENTRY
SEWER IP
SIDE ENTRY PIT
BOUNDARY 45.000
EXISTING CONCRETE CROSSOVER
PROPOSED SIGN
PROPOSED CONCRETE CROSSOVER TO COUNCIL REQUIREMENTS
RESEARCH RD
SCALE 1:1000
(WHEN PRINTED ON A3 PAPER)
Site Plan
EXISTING SITE LEVELS SHOWN THUS:-
PROPOSED SITE LEVELS SHOWN THUS:- FL 10.000
BUILDING TO BOUNDARY DIMENSIONS ARE INDICATIVE
DISTANCES TO EXISTING FENCE LINES THAT MAY NOT NECESSARILY INDICATE THE TRUE BOUNDARY MEASUREMENT
BOUNDARY LOCATION SHALL BE VERIFIED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF WORK
SETOFF DIMENSIONS SHALL BE FROM ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES
NORTH
Areas m2
BRIDGE RD PROPERTY 13870.27
RESEARCH RD PROPERTY 3293.76
TOTAL SITE AREA 17164.03
EXISTING BUILDING
MAIN BUILDING 109.73
PORCH 25.07
EXISTING BUILDING AREA 134.80
PROPOSED ADDITIONS
GROUND FLOOR OCCUPANCY 1463.22
FRONT PORCH 97.52
SIDE & REAR VERANDAHS 358.50
FIRST FLOOR OCCUPANCY 1533.04
TOTAL ADDITIONS 3452.28
TOTAL BUILDING AREA 3587.08
155 TOTAL ON SITE CARPARKS PROVIDED
PRELIMINARY
'B' 29/5/24 ADDED LANDSCAPING & R/WATER TANKS & 2 EXTRA CARSPACE
'A' 27/3/24 CHANGED REAR DRIVEWAY ACCESS & STORAGE SHEDS
Issue Date Amendment
Project: PROPOSED MOSQUE & COMMUNITY CENTRE
At: 90 RESEARCH RD POORAKA
Client: JAFARIA ISLAMIC SOCIETY OF SA
Title: SITE PLAN
Figured dimensions shall take preference over scaled drawings. Contractor to verify all levels & dimensions, prior to commencing work.
RENOWN Building Designs
7 Toit Street
Renown Park 5008
SOUTH AUSTRALIA
Tel : (08) 8340 3217
Fax: (08) 8340 3070
Email: rgirenown@optusnet.com.au
©Copyright
These designs are copyright. Legal action will be taken against any infringement, in part or in whole, unless written authority is given by the designer.
Drawn: CS,GK
Scales: 1:1000, 1:100
Date: NOV'23
Drawing no: 2315-DP1'B'



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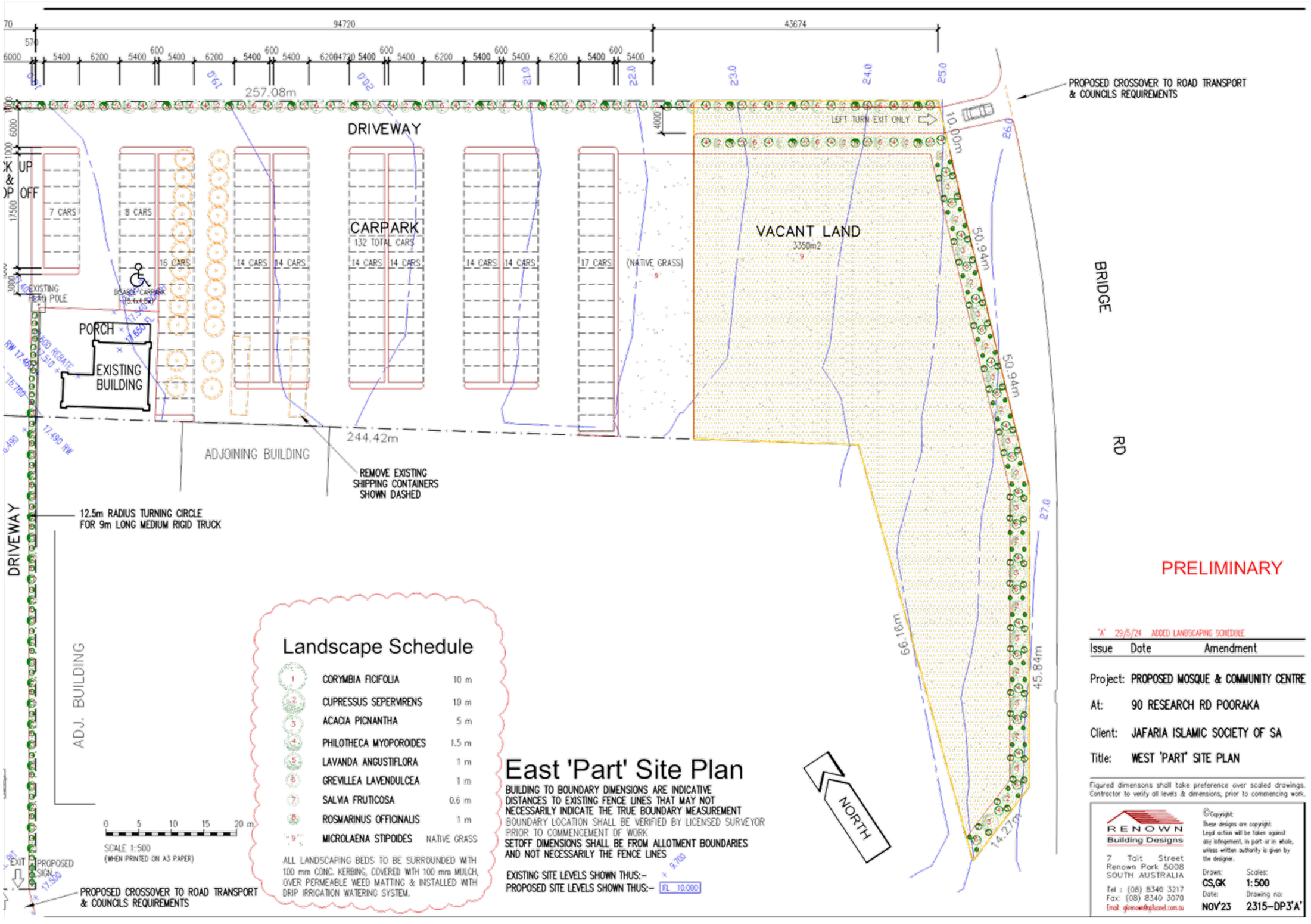

Landscape Schedule

1	CORYMBIA FICIFOLIA	10 m
2	CUPRESSUS SEPERVIRENS	10 m
3	ACACIA PICNANTHA	5 m
4	PHILOTHECA MYOPOROIDES	1.5 m
5	LAVANDA ANGUSTIFLORA	1 m
6	GREVILLEA LAVENDULCEA	1 m
7	SALVIA FRUTICOSA	0.6 m
8	ROSMARINUS OFFICINALIS	1 m
9	MICROLAENA STIPOIDES	NATIVE GRASS

ALL LANDSCAPING BEDS TO BE SURROUNDED WITH 100 mm CONC. KERBING, COVERED WITH 100 mm MULCH, OVER PERMEABLE WEED MATTING & INSTALLED WITH DRIP IRRIGATION WATERING SYSTEM.

East 'Part' Site Plan

BUILDING TO BOUNDARY DIMENSIONS ARE INDICATIVE
DISTANCES TO EXISTING FENCE LINES THAT MAY NOT NECESSARILY INDICATE THE TRUE BOUNDARY MEASUREMENT
BOUNDARY LOCATION SHALL BE VERIFIED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF WORK
SETOFF DIMENSIONS SHALL BE FROM ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES

EXISTING SITE LEVELS SHOWN THUS:– + 9.700
PROPOSED SITE LEVELS SHOWN THUS:– FL 10.000

PRELIMINARY

'A' 29/5/24 ADDED LANDSCAPING SCHEDULE

Issue	Date	Amendment

Project: PROPOSED MOSQUE & COMMUNITY CENTRE

At: 90 RESEARCH RD POORAKA

Client: JAFARIA ISLAMIC SOCIETY OF SA

Title: WEST 'PART' SITE PLAN

Figured dimensions shall take preference over scaled drawings. Contractor to verify all levels & dimensions, prior to commencing work.

RENOWN Building Designs
7 Toit Street
Renown Park 5008
SOUTH AUSTRALIA
Tel : (08) 8340 3217
Fax: (08) 8340 3070
Email: rjrenown@optusnet.com.au

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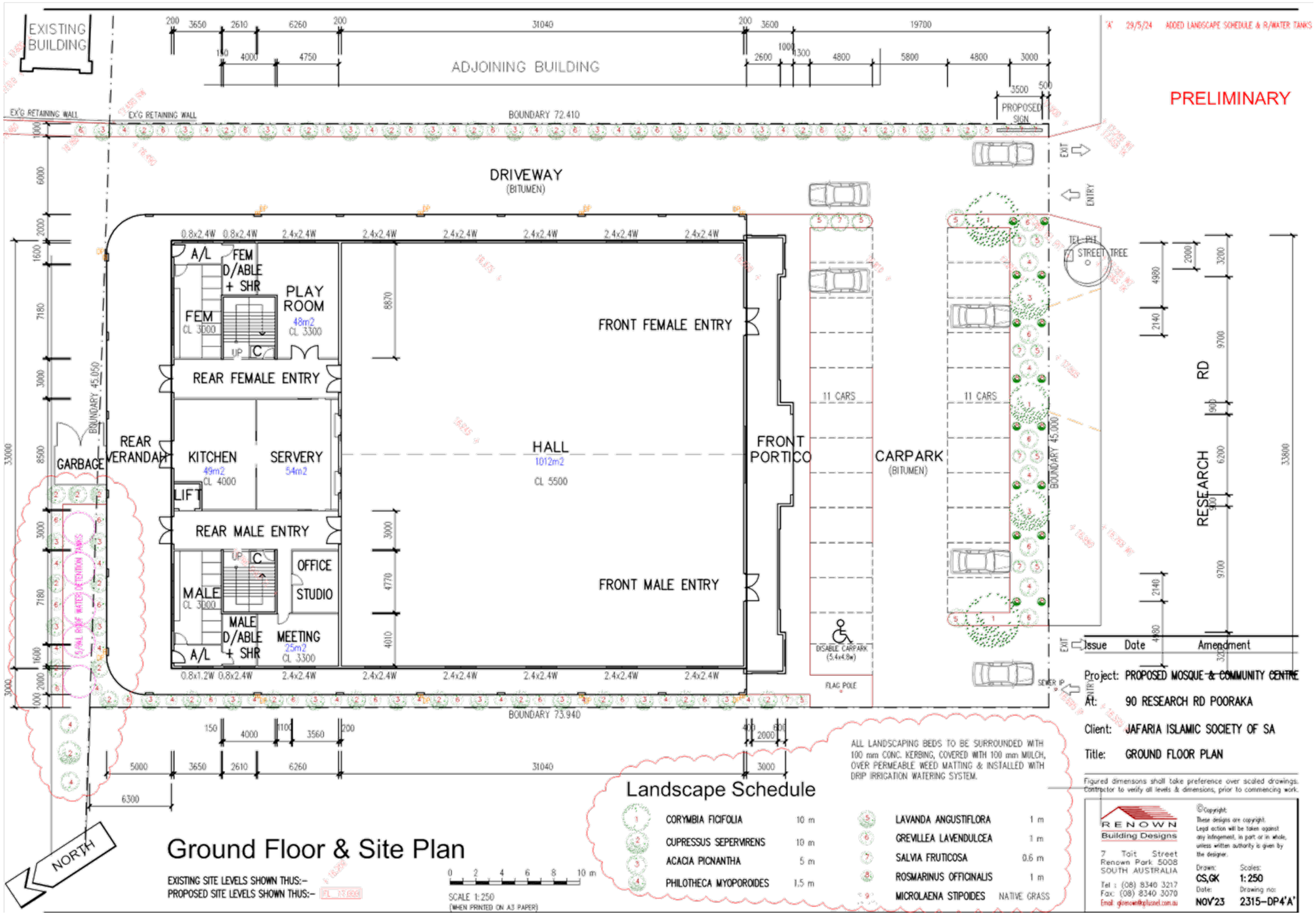
Drawn: CS,GK
Scales: 1:500
Date: NOV'23
Drawing no: 2315–DP3'A'


EXISTING BUILDING
ADJOINING BUILDING
EX'G RETAINING WALL
EX'G RETAINING WALL
BOUNDARY 72.410
PROPOSED SIGN
PRELIMINARY
'A' 29/5/24 ADDED LANDSCAPE SCHEDULE & R/WATER TANKS
DRIVEWAY
(BITUMEN)
EXIT
ENTRY
TEL PIT
STREET TREE
A/L
FEM D/ABLE + SHR
PLAY ROOM
48m2
CL 3300
FEM
CL 3000
UP
C
REAR FEMALE ENTRY
FRONT FEMALE ENTRY
REAR VERANDAH
KITCHEN
49m2
CL 4000
SERVERY
54m2
LIFT
HALL
1012m2
CL 5500
FRONT PORTICO
CARPARK
(BITUMEN)
11 CARS
11 CARS
REAR MALE ENTRY
OFFICE
STUDIO
MALE
CL 3000
MALE D/ABLE + SHR
A/L
MEETING
25m2
CL 3300
FRONT MALE ENTRY
DISABLE CARPARK
(5.4x4.8w)
FLAG POLE
SEWER IP
GARBAGE
BOUNDARY 45.050
BOUNDARY 45.000
BOUNDARY 73.940
RESEARCH RD
GYMNAL ROOF WATER DETENTION TANKS
NORTH
Ground Floor & Site Plan
EXISTING SITE LEVELS SHOWN THUS:-
PROPOSED SITE LEVELS SHOWN THUS:-
SCALE 1:250
(WHEN PRINTED ON A3 PAPER)
ALL LANDSCAPING BEDS TO BE SURROUNDED WITH 100 mm CONC. KERBING, COVERED WITH 100 mm MULCH, OVER PERMEABLE WEED MATTING & INSTALLED WITH DRIP IRRIGATION WATERING SYSTEM.
Landscape Schedule
1 CORYMBIA FICIFOLIA 10 m
2 CUPRESSUS SEPERVIRENS 10 m
3 ACACIA PICNANTHA 5 m
4 PHILOTHECA MYOPOROIDES 1.5 m
5 LAVANDA ANGUSTIFLORA 1 m
6 GREVILLEA LAVENDULCEA 1 m
7 SALVIA FRUTICOSA 0.6 m
8 ROSMARINUS OFFICINALIS 1 m
9 MICROLAENA STIPOIDES NATIVE GRASS
Issue Date Amendment
Project: PROPOSED MOSQUE & COMMUNITY CENTRE
At: 90 RESEARCH RD POORAKA
Client: JAFARIA ISLAMIC SOCIETY OF SA
Title: GROUND FLOOR PLAN
Figured dimensons shall take preference over scaled drawings. Contractor to verify all levels & dimensions, prior to commencing work.
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SOUTH AUSTRALIA
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Drawn: CS,GK
Scales: 1:250
Date: NOV'23
Drawing no: 2315-DP4'A'

Appendix F:
Relevant Planning & Design Code Provisions

Strategic Employment Zone

- *Desired Outcomes- DO 1 1, 2 & 3*
- *Land Use and Intensity – PO 1.1 & 1.2 /DPF 1.1 & 1.2*
- *Bult Form & Character – PO 3.1, 3.2, 3.3, 3.4 & 3.5 /DPF 3.1, 3.2, 3.3, 3.4 & 3.5*
- *Interface Height PO 4.1*
- *Landscaping PO 5.1 5.2 & 5.3*
- *Fencing PO 6.1*

Overlays

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

- *Desired Outcome 1*
- *PO/DPF 1.1*

Buildings Near Airfields

- *Desired Outcome 1*
- *PO/DPF 1.1*

Defence Aviation Area (all structures over 90 metres)

- *Desired Outcome 1*
- *Built Form – PO/DPF 1.1*

Hazards (Flooding – General)

- *Desired Outcome 1*
- *PO/DPF – 1.1 & 1.2*

Prescribed Wells Area

- *Desired Outcome 1*

Regulated and Significant Tree

- Desired Outcome *1*

Traffic Generating Development

- *Desired Outcome 2*
- *PO/DPF- 1.1, 1.2 & 1.3*

General Development Policy

Advertisements

- *Desired Outcome 1*
- *PO/DPF- 1.1, 1.2, 1.3, 1.4 & 1.5*

Clearance from Overhead Powerlines

- *Desired Outcome - 1*
- *PO/DPF – 1.1*

Design

- *Desired Outcome 1*
- *External Appearance – PO 1.3 & 1.5*
- *Safety – PO 2.1 & 2.3*
- *Landscaping – PO 3.1 & 3.2*
- *Environmental Performance – PO 4.1 & 4.3*
- *Water Sensitive Design - PO/DPF 6.1*
- *Carparking Appearance – PO 7.1, 7.2, 7.3, 7.4,7.5, 7.6 & 7.7*
- *Earthworks and Sloping Land – PO/DPF 8.1, 8.2, 8.3,*
- *Fences & Walls - PO/DPF 9.1 & 9.2*
- *Massing - PO 15.1.*
- *Carparking, access and maneuverability PO/DPF - 19.1, 19.2, 19.3, 19.4, 19.5 & 19.6*
- *Waste Storage - PO 20.1*
- *Site Facilities/ Waste Storage - PO 26.1 & 26.2*

Infrastructure and Renewable Energy Facilities

- *Desired Outcome 1*
- *General - PO 1.1*
- *Visual Amenity - PO's 2.1*

Interface between Land Uses

- *Desired Outcome 1*
- *General Land Use Compatibility - PO 1.2*
- *Hours of Operation - PO 2.1*
- *Activities Generating Noise or Vibration – PO 4.1*
- *Light Spill - PO 6.1*

Site Contamination

- *Desired Outcome 1*
- *PO 1.1*

Transport, Access and Parking

- *Desired Outcome 1*
- *Movement Systems - PO 1.1, 1.3 & PO/DPF 1.4*
- *Sightlines - PO 2.1 & 2.2*
- *Vehicle Access - PO/DPF 3.1, PO 3.3 & 3.4, PO/DPF 3.5 & 3.6,PO 3.8 & 3.9*
- *Access for People with Disabilities – PO 4.1*
- *Vehicle Parking Rates - PO/DPF 5.1*
- *Vehicle Parking Areas - PO/DPF 6.1, PO 6.2, 6.4 & 6.5, PO/DPF 6.6, PO 6.7*
- *Table 1 General Off-Street Car Parking Requirements-*
  "Place of worship - 1 space for every 3 visitor seats".

LAND SERVICES SA

Product	Register Search (CT 5511/921)
Date/Time	22/12/2023 03:16PM
Customer Reference	Research Rd Jafaria
Order ID	20231222004998

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5511 Folio 921

Parent Title(s) CT 4136/997

Creating Dealing(s) CONVERTED TITLE

Title Issued 09/03/1998 **Edition** 5 **Edition Issued** 04/08/2022

Estate Type

FEE SIMPLE

Registered Proprietor

JAFARIA ISLAMIC SOCIETY LTD.
OF 56 BARTON STREET BLAIR ATHOL SA 5084

Description of Land

ALLOTMENT 15 FILED PLAN 6065
IN THE AREA NAMED POORAKA
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

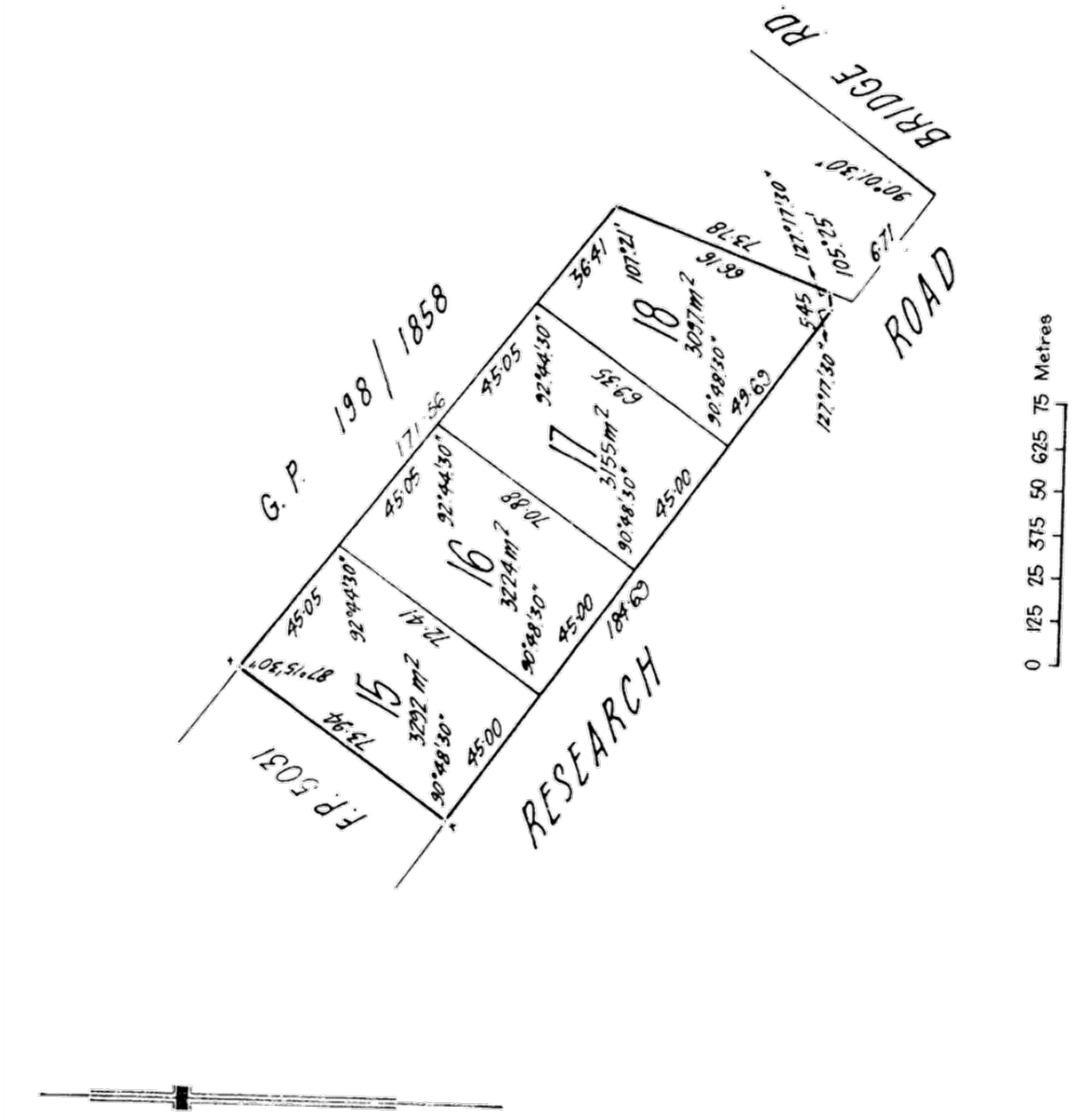
Dealing Number	Description
13845543	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

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

LAND SERVICES SA

Product	Register Search (CT 5511/921)
Date/Time	22/12/2023 03:16PM
Customer Reference	Research Rd Jafaria
Order ID	20231222004998



Item 8.1.1 - Attachment 1 - Proposal Plans

LAND SERVICES SA

Product	Historical Search
Date/Time	22/12/2023 03:16PM
Customer Reference	Research Rd Jafaria
Order ID	20231222004998

Certificate of Title

Title Reference:	CT 5511/921
Status:	CURRENT
Parent Title(s):	CT 4136/997
Dealing(s) Creating Title:	CONVERTED TITLE
Title Issued:	09/03/1998
Edition:	5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
29/07/2022	04/08/2022	13845543	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
29/07/2022	04/08/2022	13845542	TRANSFER	REGISTERED	JAFARIA ISLAMIC SOCIETY LTD.
29/07/2022	04/08/2022	13845541	DISCHARGE OF MORTGAGE	REGISTERED	11779508
22/06/2012	06/07/2012	11779508	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
22/06/2012	06/07/2012	11779507	TRANSFER	REGISTERED	JOHN PETER TIPPING, VALERIE TIPPING
11/03/2010	25/03/2010	11356579	TRANSFER	REGISTERED	NOEL FAGGOTTER PTY. LTD. (ACN: 141 928 681)
05/08/2004	24/08/2004	10042439	TRANSFER	REGISTERED	NOEL CLIVE FAGGOTTER, JENNIFER PATRICIA COLES
05/08/2004	24/08/2004	10042438	DISCHARGE OF MORTGAGE	REGISTERED	5109349
21/09/1983	21/09/1983	5109349	MORTGAGE	REGISTERED	

LAND SERVICES SA

Product	Building Details
Date/Time	22/12/2023 03:16PM
Customer Reference	Research Rd Jafaria
Order ID	20231222004998

Valuation Number	4416866009
Building Style	Not Available
Year Built	Not Available
Building Condition	Good
Wall Construction	Iron
Roof Construction	Galvanised Iron
Equivalent Main Area	375 sqm
Number of Main Rooms	Not Available

Note – this information is not guaranteed by the Government of South Australia

Item 8.1.1 - Attachment 1 - Proposal Plans

Government of South Australia
Department of Planning, Transport and Infrastructure

Product	Register Search
Date/Time	16/03/2016 10:05AM
Customer Reference	
Order ID	20160316002260
Cost	$279.00

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Registrar-General

Certificate of Title - Volume 6156 Folio 573

Parent Title(s)	CT 6129/744
Dealing(s) Creating Title	RTC 12311449
Title Issued	07/05/2015
Edition	1
Edition Issued	07/05/2015

Estate Type

FEE SIMPLE

Registered Proprietor

COMMISSIONER OF HIGHWAYS
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 30 DEPOSITED PLAN 95434
IN THE AREA NAMED POORAKA
HUNDRED OF YATALA

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED C ON D95434 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan

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Item 8.1.1 - Attachment 1 - Proposal Plans

Government of South Australia
Department of Planning, Transport and Infrastructure

Product	Register Search
Date/Time	16/03/2016 10:05AM
Customer Reference	
Order ID	20160316002260
Cost	$279.00

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

* Denotes the dealing has been re-lodged.

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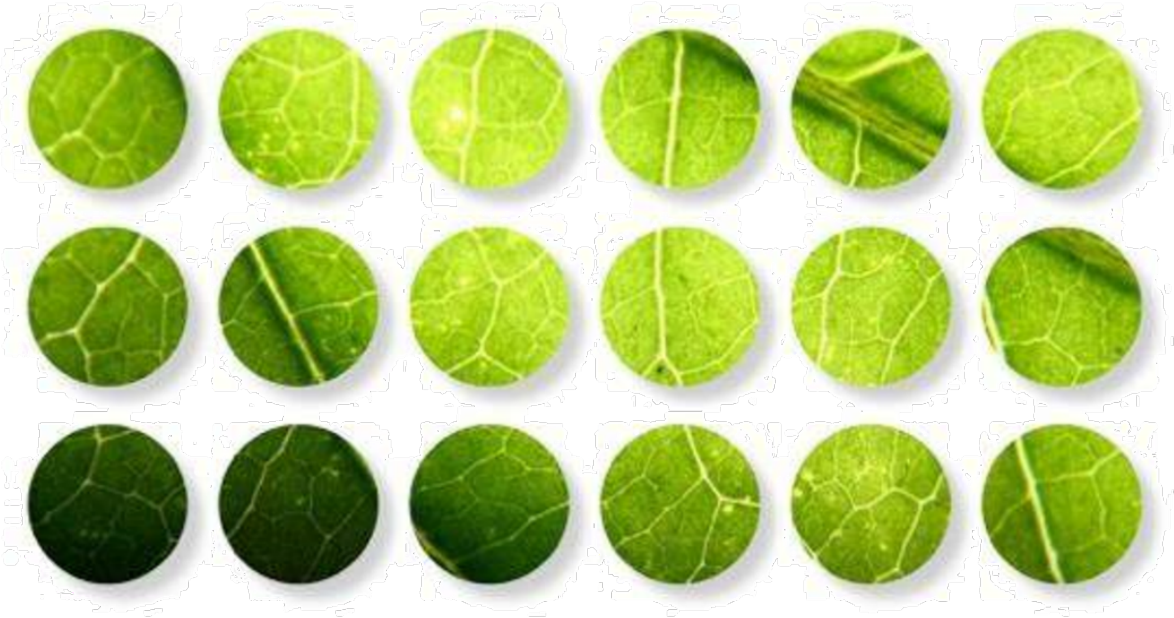
environmental projects

Construction Environmental Management Plan

90 Research Road, Pooraka, South Australia

22 May 2024



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Author(s)	T. Csono
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Revision	Date Issued	Client	Other	Document ID
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environmental projects

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Site Development Plan

Appendix C

Environmental Aspects

Appendix D

Environmental Management Action Plans

1. INTRODUCTION

Lou Fantasia Planning has commissioned Environmental Projects to prepare this Construction Environmental Management Plan (CEMP) to manage environmental aspects of redevelopment at 90 Research Road, Pooraka, South Australia. The site location is shown in Figure 1, **Appendix A**

The proposed redevelopment includes redevelopment of a commercial site for use as a place of worship.

This CEMP is required to address potential contamination issues that may arise during development of the site and details personal protective equipment (PPE) requirements and management of other general construction risks associated with site preparation. This CEMP is to be referenced in conjunction with appropriate site-specific management plans compiled by civil contractors which detail specific WHS requirements, job safety analysis (JSA) and safe work and environment method statements (SWEMS).

This CEMP provides the management, mitigation measures and monitoring to be implemented during construction earthwork to protect environmental values, minimise nuisance and ensure compliance with legal and contractual requirements and the *Environment Protection Act 1993* (EP Act).

It has been prepared in accordance with the South Australian Environment Protection Authority (EPA) industry guideline Construction Environmental Management Plan and other relevant guidelines issued by the EPA.

This CEMP provides guidance in matters of management of environmental aspects of the development and should be read in conjunction with Lou Fantasia Planning's works programme for the development.

1.1 Objectives

As required by SA EPA, the CEMP incorporates, without being limited to, the following matters in relation to site contamination:

- groundwater management during construction if pertinent
- surface water, including erosion and sedimentation control
- soils, including fill importation, stockpile management and prevention of soil contamination
- air quality controls, outlining dust prevention
- contingencies for unexpected finds
- work health and safety
- risk communication and engagement
- engagement of a suitably qualified and experienced site contamination consultant to implement the CEMP and to:
  - management and disposal of contaminated material in accordance with EPA and other relevant guidelines
  - management of discovery of contaminated material unearthed by development work.

1.2 Previous Investigations

Environmental Projects prepared a Preliminary Site Investigation (PSI) for the site in February 2024, documented in:

- Environmental Projects 2024, *Preliminary Site Investigation – Site History, 90 Research Road, Pooraka*, EP Doc ID EP-2024_811_F_0, dated 1 February 2024.

The PSI concluded the site and its adjacent surroundings were used for agricultural purposes, with the site used as an orchard from the 1940s to 1970s. The site had been used for commercial purposes since the 1980s, including:

- A swimming pool display centre in 1980 (council records)
- Caravan/mobile building sales/storage in the 1980s to 2004 (CT and aerial searches)
- A caravan and recreational equipment hire and repair centre in 1979 and in 1994 (council records)
- A waste transfer station in 2006 (council records)
- A waste or recycling depot in 2012 and 2013 (section 7 search)
- Equipment and heavy metal storage between 2008 and 2011 (CT and aerial searches)
- Equipment storage between 2017 and 2023 *CT and aerial searches)
- A truck depot and mechanic (site inspection).

Potentially contaminating activities (PCAs) identified onsite and assessed as posing a low risk included:

- Waste depot (class 1)
- Motor vehicle repair or maintenance (class 2)
- Transport depot or loading site (class 2)
- Agricultural activities (class 2)

Other activities of environmental significance that may have occurred at the site, and assessed as posing a low risk include:

- Importation of fill (listed as a PCA under Environment Protection Regulations 2009 but is not listed in Practice Direction 14)
- Storage of mechanical equipment.

Use of pesticides and herbicides around buildings was identified as an activity of environmental significance that was assessed as posing a negligible risk.

Following referral by Council, SA EPA requested that a CEMP be prepared to manage the site development work.

2. SITE WORKS AND KEY CONTROLS

Table 2-1: Summary of Site Works and Key Controls

Stage of Works	Key Tasks	Key Environmental Controls / Hold Points
Demolition	Demolition of existing buildings/structures	Ensure appropriate PPE is used Maintain appropriate dust, odour and noise management Manage potential stormwater runoff Any asbestos must be handled by licenced asbestos removalists. If surplus soils are generated during demolition works, confirmation of disposal classification must be provided by the Environmental Consultant prior to off-site disposal. Sampling and testing of stockpiled soil or in situ may be necessary if data is not available.
Site Redevelopment	Cutting and removing concrete to create new garden beds and paving areas. Excavation of footings and trenches for new services connections and services modifications as required.	If surplus soils are generated during trench excavations, confirmation of disposal classification must be provided by the Environmental Consultant prior to off-site disposal. Sampling and testing of stockpiled soil or in situ may be necessary if data is not available. Ensure appropriate PPE is used. Maintain appropriate dust, odour and noise management. Manage potential stormwater runoff.
Importation of Fill for Construction and landscaping	Fill importation to meet geotechnical requirements and for landscaping.	Fill material brought to site should be sourced from a reputable quarry. If imported fill is to be sourced from a third party as soils for reuse, sufficient chemical testing information must be provided to confirm the suitability for transfer as Waste Fill. If necessary, the Environmental Consultant may undertake sampling of this material at the source site and prior to importation.

A plan showing the existing site is shown in Figure 2, **Appendix A** and proposed development layout is provided in **Appendix B**.

3. POTENTIAL ENVIRONMENTAL IMPACTS

3.1 Site Contamination Status

No intrusive investigations have been undertaken at the site, therefore the contamination status is unknown. Based on the PCAs identified in Environmental Projects 2024, there is the potential for some soil and soil vapour contamination to be present, which requires the following overall control measures:

- no soil is to leave site without disposal classification
- the developer / construction company must be vigilant during earthworks should possibly contaminated soil that was not detected during soil sampling be exposed
- possible dust and odour generation during excavation must be managed.

3.2 Environmental Aspects and Impacts

Project specific environmental Aspects and Impacts have been identified for anticipated activities to be undertaken by Lou Fantasia Planning and their subcontractors.

Appendix C presents identified potential environmental aspects and impacts associated with site development works.

4. REGULATORY REQUIREMENTS

Lou Fantasia Planning are required to develop a CEMP to manage potential environmental impacts during construction.

4.1 Environment Protection and Pollution Prevention

Management of the environment and any pollution from this project must comply with the following:

- *Environment Protection Act 1993*
- Environment Protection Regulations 2009
- Environment Protection (Water Quality) Policy 2003 and 2015
- Environment Protection (Noise) Policy 2007
- National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)
- SA EPA Guideline for the Assessment and Remediation of Site Contamination 2019
- SA EPA Guideline Construction Environmental Management Plan 2021
- SA EPA Guideline for assessment of underground storage systems 2019.

4.2 Waste Management including Soil Classification for Off-site Disposal

Management of wastes at the site must comply with the following:

- EPA Guidelines 416/07 Waste Tracking Form and 415/10 Waste Transport Certificate
- Standard for the Production and Use of Waste Derived Fill 2013
- Current criteria for the classification of waste – including Industrial and Commercial Waste (Listed) and Waste Soil, SA EPA 889/10 2010.

4.3 Health and Safety

Each contractor engaged in site excavation and construction, must develop a site safety plan specific to their own activities, but consistent with the overarching health and safety management principles implemented by the Project Manager and Lou Fantasia Planning. The site safety plan must describe measures and actions to be implemented by site staff to ensure a safe work area is maintained. The site safety plan must identify the risks and hazards associated with the required scopes of work and outline measures to be implemented to mitigate those risks.

Occupational Health, Safety and Welfare protocols must comply with:

- SA *Work Health and Safety Act 2012*
- SA Work Health and Safety Regulations 2012.

5. PROJECT ENVIRONMENTAL MANAGEMENT SYSTEM

5.1 Objectives

The key objective of this CEMP is to ensure that Lou Fantasia Planning's activities onsite during construction do not cause environmental nuisance or harm or impact on the environmental values for the site and its surrounds.

Based on potential environment aspects identified as relevant to site development works, the issues and objectives listed in Table 5-1 apply.

Table 5-1: Environmental Element and Objectives

Environmental Element	Objectives
Air Quality	Management of air quality, including odour and dust.
Soil Management	Soils, including fill importation, waste and stockpile management and prevention of soil contamination Minimise the effect on the landscape and water quality/stormwater runoff by minimising disturbance of ground surfaces and implementing sediment, erosion and drainage management tools throughout all stages of construction. Minimise land/water contamination by employing appropriate storage, handling and disposal methods of materials (including soil) and respond to spills immediately.
Water Quality	Minimise the effect on water quality/stormwater runoff by minimising disturbance to ground surfaces and implementing effective erosion controls where required. Minimise land/water contamination by employing appropriate storage, handling and disposal methods of material and respond to spills immediately. Prevention of groundwater contamination
Social Values	Risk communication and engagement. Minimise noise and dust nuisances generated by site activities through maintaining equipment, dust management plans and undertaking activities at appropriate times.
Waste Management	Minimise land/water contamination by employing appropriate storage, handling and disposal methods of materials Minimise land/water contamination by appropriate disposal of potentially contaminated groundwater generated from dewatering any deep excavations.
Suitability for Proposed Use	Consideration of risk posed by: • soil contamination

5.2 Environmental Management Action Plans

Environmental Management Action Plans (EMAPs) have been developed as the primary documents that address the key environmental aspects requiring specific management strategies or controls, either due to legislated requirements or risks posed by planned construction activities.

EMAPs have been developed for the following:

- Erosion and Sediment Control
- Hazardous Materials

- Waste Management (including Surplus Soils and dewatering)
- Nuisance Issues (Noise, Vibration, Odour and Dust).

The EMAPs (attached as **Appendix D**) address the relevant management requirements, necessary to appropriately mitigate potential environment incidents. These requirements should also be documented in appropriate site management plans, provided by relevant civil contractors.

5.3 Fill and Soil Movement Register

Lou Fantasia Planning is responsible for tracking movements of soil/fill to, around and from the site (for off-site disposal), including temporary onsite stockpiles. A soil tracking system should be maintained.

Movement of large volumes of soil is not expected, however any surplus soil generated must be tracked appropriately and to a level commensurate with quantity.

The soil tracking system shall include elements below as applicable:

- track the movement of soils from source to stockpile/s to final destination on a register
- identify stockpiles clearly
- identify any suspected contaminated soils encountered during excavation
- demonstrate the segregation of any discovered potentially contaminated fill from natural soils and imported soils through staged works
- be made available to the Project Manager on request.

The register must record the following details:

- date of excavation\movement\stockpiling
- approximate origin onsite, including construction depth
- basic description of material and classification (e.g. brown clay, yellow sand etc.)
- temporary storage location onsite and Stockpile ID (if applicable)
- additional environmental assessment undertaken (yes\no)
- date and reference for written advice received regarding off-site disposal
- final destination (e.g. waste depot, reuse site)
- truck identification (where a waste transport licensed truck was required)
- Waste Transport Certificate (WTC) references.

5.4 Roles and Responsibilities

The Site Supervisor assumes the responsibility for environmental matters and is advised by Head Office. Specialist advice may be sought from an environmental consultant from time to time, as required. If contaminated soil is suspected, advice from environmental consultant must be sought.

The nominated Site Supervisor will:

- have responsibility for implementing the CEMP
- call for immediate cessation of works if an issue arises
- have authority to undertake investigations into the issue that has arisen in consultation with appropriate specialist support
- have authority to call for a recommencement of works after investigation and mitigation of impacts
- have responsibility for managing communications and complaints
- notify the EPA if serious or material environmental harm from pollution is caused or threatened in the course of site development works, in a reasonable time after becoming aware of the harm or threatened harm.

Site personnel will report all environmental matters to the Site Supervisor who is responsible for ensuring response to incidents and for the communication of environmental issues, training, and maintenance of environmental documentation and records. Appropriate documentation of environmental matters is required to satisfy the requirements of the CEMP.

The Site Supervisor communicates environmental matters to the Lou Fantasia Planning Project Manager as part of the agenda of regular project meetings.

5.5 Training and Awareness

5.5.1 Project Induction

All personnel (including sub-contractors) working on the construction activities for the construction of the retail fuel outlet will attend a project induction prior to commencing work. The induction will include coverage of the environmental issues associated with the site and the planned activities, with the following topics covered:

- adjacent sensitive areas to the work site
- key environmental impacts associated with construction activities particularly those that may arise from poor work practices
- appropriate use of plant and equipment onsite
- overview of the EMAPs and key environmental management requirements
- incident reporting procedure
- incident and emergency response procedures

- overview of environmental auditing, if any planned
- the worker's roles and responsibilities.

5.5.2 Task Specific Training

Where personnel are to conduct activities that require specific management measures to be undertaken to manage environmental impacts in accordance with an EMAP, these personnel shall undergo further environmental awareness training prior to commencing work. The contractor will identify these personnel at the time of the Project Induction. These forms and their correct implementation are required to document appropriate adherence to the CEMP.

5.6 PPE

All field staff (including contractors) must wear personal protective equipment (PPE) when undertaking activities associated with soil excavation at the site:

- protective gloves (to be worn whenever there is potential for dermal contact with soil, or if mechanical injuries are possible)
- steel toed boots
- hard hat (as required)
- long pants and long-sleeved shirt
- a fluorescent traffic vest (as required).

The PPE must satisfy the above and the minimum requirements of the Project Manager, whichever is the most protective.

Wearing of appropriate PPE such as boots, long sleeves/coveralls and pants reduces the opportunity for skin contact. Gloves act as a barrier between the skin and any impacted soil, helping avoid contact with hands and secondary contact with the eyes.

Good hygiene needs to be observed at all times, including washing of hands and face prior to eating, drinking and smoking. The Principal Contractor shall provide the necessary ablutions facilities to enable hygiene practices to be undertaken by site personnel.

Soil vapour may be emitted during trench excavation. No personnel access to trenches is to be allowed unless trenches are well ventilated (may require mechanical aids).

Work in trenches should stop if strong odour is noted.

5.7 Communication

5.7.1 Toolbox Talks

Regular site toolbox talks shall cover environmental topics, at which time personnel may be updated on any environmental incidents that have occurred since the last meeting and progress in implementing corrective actions.

The toolbox talks may also provide a forum for seeking feedback on adequacy of implementing environmental management requirements.

5.7.2 Project Meetings

The Site Supervisor will have regular meetings with the Project Manager. The agenda will include discussion on environmental matters and any incidents that have occurred.

5.7.3 Documentation

This and related documentation, permits and records collated during construction will be maintained at the site construction office.

Evidence of compliance with this CEMP will be documented by the CEMP Manager/Project Manager. Documented evidence of compliance should include as a minimum:

- maintaining site diary and daily logs (weather conditions, dust monitoring, personnel and contractors onsite, works performed)
- complaint and incident registers
- training and induction records
- material tracking information, record of soil and fill movements
- soil disposal documentation, where required
- non-conformance procedures to track compliance with the requirements of this CEMP
- survey and document in drawing the final locations and depths of fill.

5.7.4 Incident and Emergency Response

Environmental incidents shall be reported to the Site Supervisor who will instigate appropriate actions in liaison with the Project Manager. A register of environmental incidents will be maintained onsite.

Environmental incident reports will provide:

- date and time of the incident
- location of the incident
- details of the incident
- identification of the immediate causes
- identification of immediate impacts
- actions undertaken
- root cause analysis.

All incident reports will be instigated and closed out by the Site Supervisor.

Lour Fantasia Planning's Project Manager will be notified verbally or via email as soon as practical following an environmental incident.

The emergency response procedure for the site detailing emergency contact details, muster points for the site, procedures for emergency response and notification requirements, will be followed in an emergency situation or evacuation. Emergency information and documentation is required to be maintained onsite and accessible at the site construction office for all contractors.

5.7.5 Community Risk Communication and Engagement

Site works occur close to residences, with the potential to impact stakeholders through access (contractor traffic) and amenity (noise, odour and dust).

Lou Fantasia Planning will inform all nearby residents of the proposed works and duration, to manage stakeholder expectations and adequately address concerns.

A site contact person should be nominated for the general community to direct any concerns, by phone or in writing, regarding site works, for the duration of the project, with contact details included on the site signage. The community should be informed of the progress of these works.

All complaints will be responded to within 24 hours and will be considered and handled as an environmental incident. Complaints should be recorded by the Project Manager to address conformance with the CEMP. Where a complaint is found to be reasonable and non-vexatious and/or if a non-conformance is identified, an appropriate corrective action should be implemented. Where appropriate, feedback will be provided to the complainant of actions taken in response to their complaint.

5.8 Non-conformance, Corrective and Preventative Actions

Where a non-conformance to this CEMP is identified, a non-conformance will be raised and investigated. Corrective actions will be identified and implemented, with preventative actions, if necessary, put in place to reduce the risk of the non-conformance occurring again. Non-conformances will be reported during toolbox meetings and project meetings.

5.9 Auditing/Inspections

Site environmental audits/inspections may be conducted by Lou Management Planning or an external party during construction activities to check implementation of the CEMP.

Any non-conformances may be documented as an environmental incident or as a non-conformance, and corrective actions noted in an audit/inspection report.

Where a serious non-conformance has been identified, it will be reported through the project's incident reporting system.

6. ENVIRONMENTAL MANAGEMENT CONTINGENCY PLAN

Should unexpected conditions arise contingency measures will be required to address risks. The following table summarises conditions that might reasonably be encountered and appropriate corrective actions to be employed in the context of the development program. The issues as outlined constitute an Environmental Incident and should be documented/managed as such.

Table 6-1: Summary of Potential Issues and Corrective Actions

Potential Issue	Evidence/Sign	Corrective Action
Encountering unexpected materials (contaminated soil)	Visible staining or discoloration of soil. Discoloured fill layer. Fragments of metals or other waste. Hydrocarbon/petroleum 'sheen' visible in soil. Strong odours, particularly petroleum or hydrocarbon or solvent type odour.	Excavation work in the affected area to **STOP IMMEDIATELY.** Management Actions: • notify environmental consultant immediately • only recommence excavation with the approval of the site manager following a STOP WORK incident • remove and clean equipment used in the area to prevent contamination of other soils • obtain waste classification of stockpiled soils from the Environmental Consultant • obtain validation of residual soils from the Environmental Consultant • dependent upon soil validation, segregate stockpiles of contaminated soils • brief site personnel prior to further works to inform site personnel of the need to be vigilant for inspection of potentially unacceptable materials • do not transport off-site any unexpected materials excavated during the works without written instruction from the project manager, and confirmation from the civil contractor.
Asbestos containing materials (ACM)	ACM is observed within soil during bulk excavation works.	Site inspection did not identify the presence of ACM onsite so although no ACM has previously been confirmed, presence onsite is still a possibility. If ACM is identified within soil during works excavation work in the affected area is to **STOP IMMEDIATELY.** Management Actions: • wet down the area to control potential dispersion of fibres • contact the project manager immediately • obtain confirmation of ACM and validation of surfaces by the Environmental Consultant. Removal of ACM should only be undertaken by a suitably qualified and experienced contractor.

7. EMERGENCY AND INCIDENT CONTACT DETAILS

Emergency	000
Metropolitan Fire Service	8204 3600
State Emergency Service	132 500 (flood and storm response)
City of Charles Sturt	8408 1111
Royal Adelaide Hospital	7074 0000
Adelaide Police Station	7322 4800
EPA Incidents	8204 8204
Environmental Consultant	Environmental Projects
Lou Fantasia Planning Project Manager	TBA
Site Supervisor	TBA

8. SITE CONTAMINATION MANAGEMENT

A suitably qualified and experienced site contamination consultant must be engaged to implement the CEMP and to provide soil and possibly groundwater sampling and reporting.

8.1 Off-site Disposal of Surplus Soils

Where soils are to be generated that are surplus to site requirements, advice must be sought from the Environmental Consultant regarding the suitability of the material for off-site disposal (i.e. waste classification).

Soil sampling and testing will be required to appropriately classify all soil to be excavated.

HOLD POINT – Soils must not be disposed off-site until written advice has been provided by the Environmental Consultant.

Environmental consultant to be engaged to classify soils for disposal as follows:

- samples shall be collected at least at the following minimum densities if soil is stockpiled:
  - volume ≤200 m^3: 1 sample per 25 m^3, minimum 3 samples
  - volume >200 m^3: 1 sample per 250 m^3, minimum 10 samples
- chemical testing for realistic potential contaminants (to be determined by the environmental consultant and based on baseline results) shall be undertaken by a NATA accredited laboratory
- the chemical testing data shall be tabulated and compared to the relevant assessment criteria for off-site disposal to a licensed waste depot (EPA 2010, *Current Criteria for the Classification of Waste – including industrial and commercial waste (listed) and waste soil*)
- the environmental consultant shall prepare written advice to the party that commissioned the assessment, regarding the suitability of the assessed materials for off-site disposal to a licensed waste depot.

9. LIMITATIONS

Scope of Services

This environmental site assessment report ("the report") has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the client and Environmental Projects (EP) ("scope of services"). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

Reliance on Data

In preparing the report, EP has relied upon data, surveys, analyses, designs, plans and other information provided by the client and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise stated in the report, EP has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. EP will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to EP.

Environmental Conclusions

In accordance with the scope of services, EP has relied upon the data and has conducted environmental field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report.

On all sites, varying degrees of non-uniformity of the vertical and horizontal soil or groundwater conditions are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of soil and/or groundwater conditions encountered. The conclusions are based upon the data and the environmental field monitoring and/or testing and are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Also, it should be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of The Client

The report has been prepared for the benefit of the client and no other party. EP assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of EP or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

Other Limitations

EP will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

Appendix A

Figure



Item 8.1.1 - Attachment 1 - Proposal Plans


Approximate site boundary
RESEARCH ROAD
metromap
igure 2 Site Layout Plan
) Research Rd,
ooraka SA 5095
awn: Chathuri Nisansala
Rev: A
Job number:
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40
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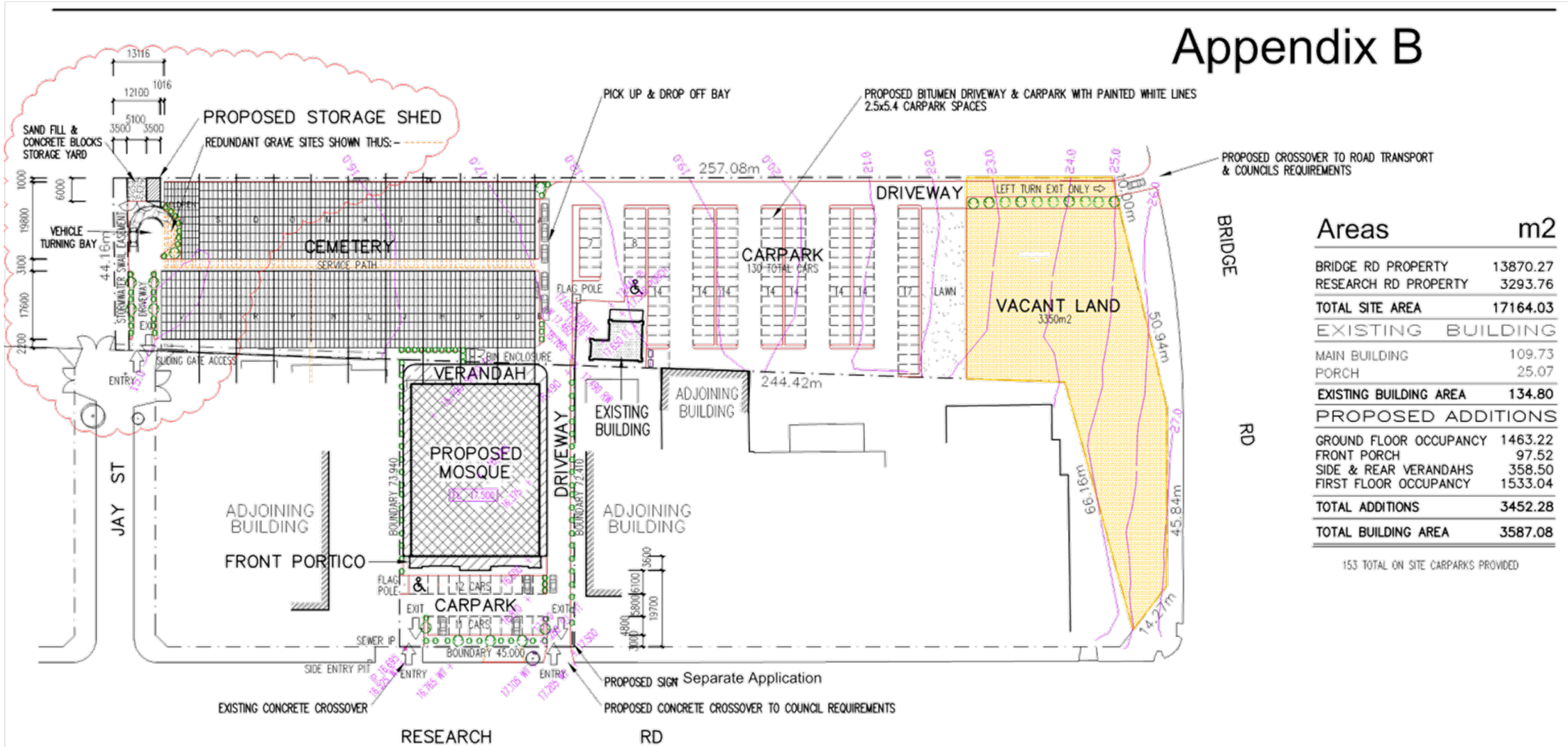
environmental projects

environmental projects

Appendix B

Site Development Plan

Appendix B



Areas	m2
BRIDGE RD PROPERTY	13870.27
RESEARCH RD PROPERTY	3293.76
TOTAL SITE AREA	17164.03
EXISTING BUILDING	
MAIN BUILDING	109.73
PORCH	25.07
EXISTING BUILDING AREA	134.80
PROPOSED ADDITIONS	
GROUND FLOOR OCCUPANCY	1463.22
FRONT PORCH	97.52
SIDE & REAR VERANDAHS	358.50
FIRST FLOOR OCCUPANCY	1533.04
TOTAL ADDITIONS	3452.28
TOTAL BUILDING AREA	3587.08

153 TOTAL ON SITE CARPARKS PROVIDED

Site Plan

EXISTING SITE LEVELS SHOWN THUS:- + 9.300
PROPOSED SITE LEVELS SHOWN THUS:- FL 10.000

BUILDING TO BOUNDARY DIMENSIONS ARE INDICATIVE
DISTANCES TO EXISTING FENCE LINES THAT MAY NOT NECESSARILY INDICATE THE TRUE BOUNDARY MEASUREMENT
BOUNDARY LOCATION SHALL BE VERIFIED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF WORK
SETOFF DIMENSIONS SHALL BE FROM ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES

NORTH

"A" 27/3/24 CHANGED REAR DRIVEWAY ACCESS & STORAGE SHEDS

Issue	Date	Amendment

Project: PROPOSED MOSQUE & COMMUNITY CENTRE
At: 90 RESEARCH RD POORAKA
Client: JAFARIA ISLAMIC SOCIETY OF SA
Title: SITE PLAN

Figured dimensions shall take preference over scaled drawings. Contractor to verify all levels & dimensions, prior to commencing work.

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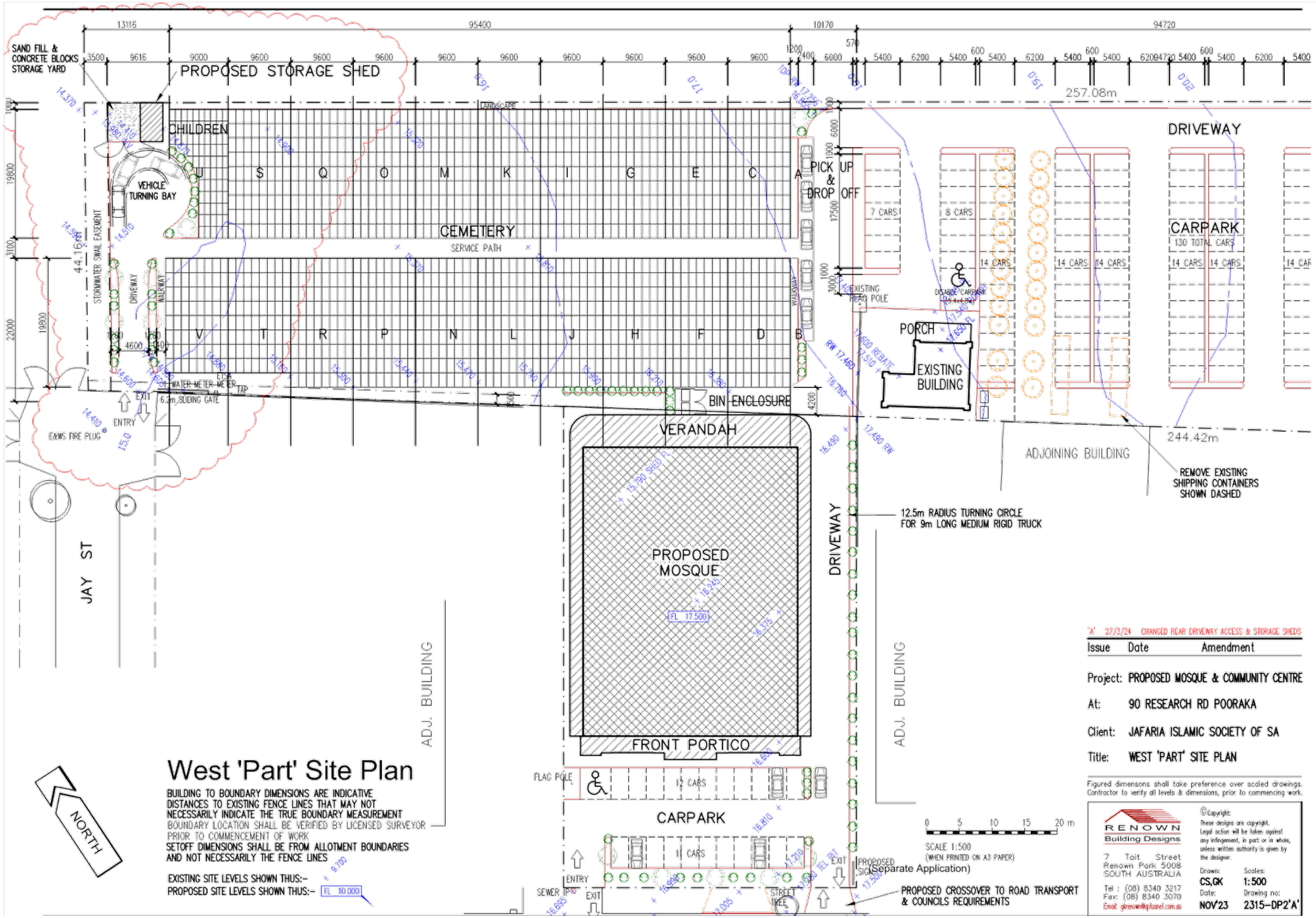
SAND FILL & CONCRETE BLOCKS STORAGE YARD
PROPOSED STORAGE SHED
CHILDREN
VEHICLE TURNING BAY
CEMETERY
SERVICE PATH
LANDSCAPE
STORMWATER SWALE EASEMENT
DRIVEWAY
WALKWAY
EXIT
ENTRY
6.2m SLIDING GATE
WATER METER
TAP
E&WS FIRE PLUG
JAY ST
BIN ENCLOSURE
VERANDAH
PROPOSED MOSQUE
FRONT PORTICO
FLAG POLE
12 CARS
CARPARK
11 CARS
PROPOSED SIGN (Separate Application)
PROPOSED CROSSOVER TO ROAD TRANSPORT & COUNCILS REQUIREMENTS
ADJ. BUILDING
PICK UP & DROP OFF
7 CARS
8 CARS
14 CARS
DRIVEWAY
CARPARK
130 TOTAL CARS
EXISTING TELEG POLE
DISABLE CARPARK
PORCH
EXISTING BUILDING
257.08m
244.42m
ADJOINING BUILDING
REMOVE EXISTING SHIPPING CONTAINERS SHOWN DASHED
12.5m RADIUS TURNING CIRCLE FOR 9m LONG MEDIUM RIGID TRUCK
NORTH
West 'Part' Site Plan
BUILDING TO BOUNDARY DIMENSIONS ARE INDICATIVE
DISTANCES TO EXISTING FENCE LINES THAT MAY NOT NECESSARILY INDICATE THE TRUE BOUNDARY MEASUREMENT
BOUNDARY LOCATION SHALL BE VERIFIED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF WORK
SETOFF DIMENSIONS SHALL BE FROM ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES
EXISTING SITE LEVELS SHOWN THUS:-
PROPOSED SITE LEVELS SHOWN THUS:- FL 10.000
SCALE 1:500
(WHEN PRINTED ON A3 PAPER)
'A' 27/3/24 CHANGED REAR DRIVEWAY ACCESS & STORAGE SHEDS
Issue Date Amendment
Project: PROPOSED MOSQUE & COMMUNITY CENTRE
At: 90 RESEARCH RD POORAKA
Client: JAFARIA ISLAMIC SOCIETY OF SA
Title: WEST 'PART' SITE PLAN
Figured dimensons shall take preference over scaled drawings. Contractor to verify all levels & dimensions, prior to commencing work.
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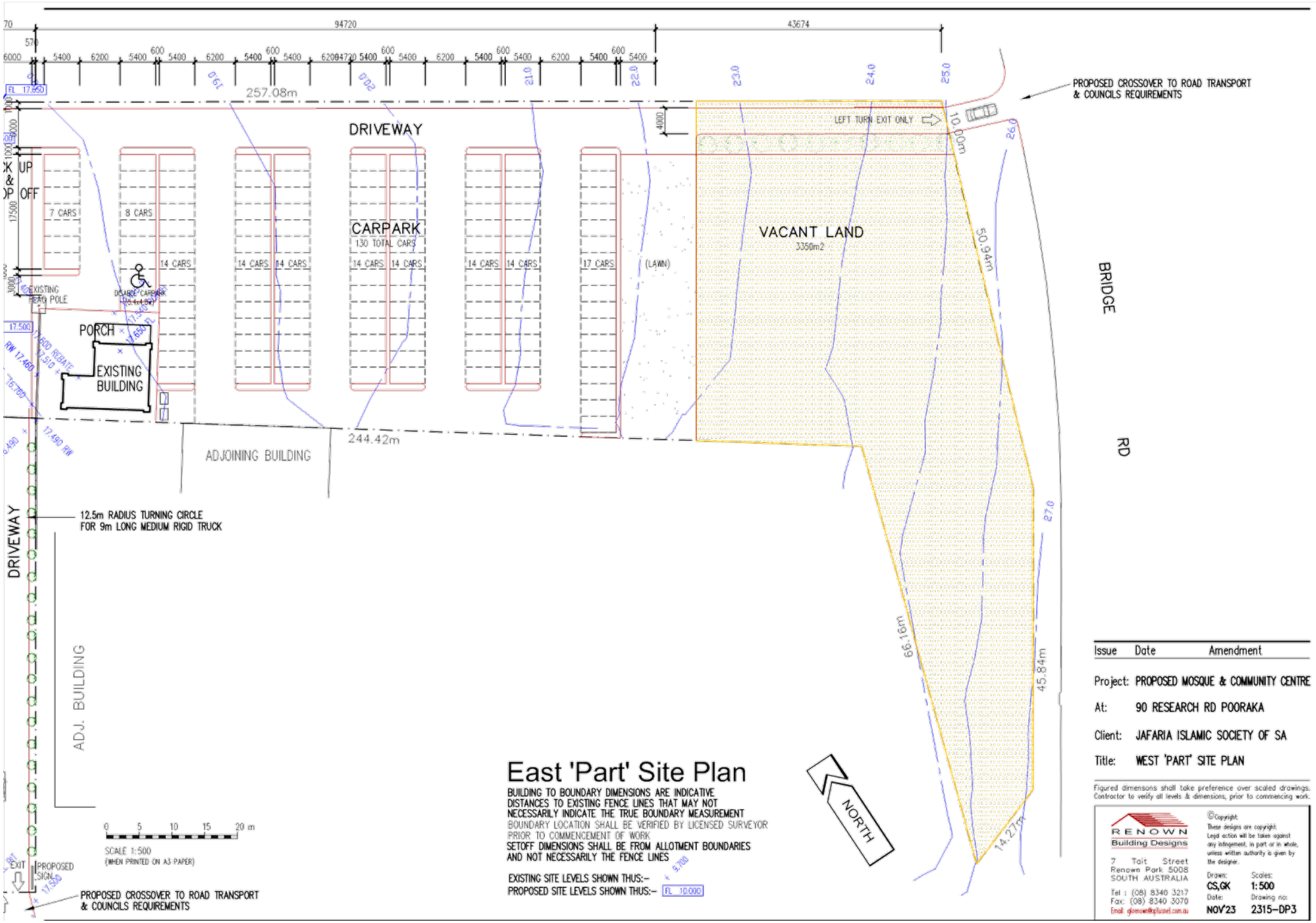

East 'Part' Site Plan

BUILDING TO BOUNDARY DIMENSIONS ARE INDICATIVE
DISTANCES TO EXISTING FENCE LINES THAT MAY NOT
NECESSARILY INDICATE THE TRUE BOUNDARY MEASUREMENT
BOUNDARY LOCATION SHALL BE VERIFIED BY LICENSED SURVEYOR
PRIOR TO COMMENCEMENT OF WORK
SETOFF DIMENSIONS SHALL BE FROM ALLOTMENT BOUNDARIES
AND NOT NECESSARILY THE FENCE LINES

EXISTING SITE LEVELS SHOWN THUS:- + 9.700
PROPOSED SITE LEVELS SHOWN THUS:- FL 10.000

Issue	Date	Amendment

Project: PROPOSED MOSQUE & COMMUNITY CENTRE

At: 90 RESEARCH RD POORAKA

Client: JAFARIA ISLAMIC SOCIETY OF SA

Title: WEST 'PART' SITE PLAN

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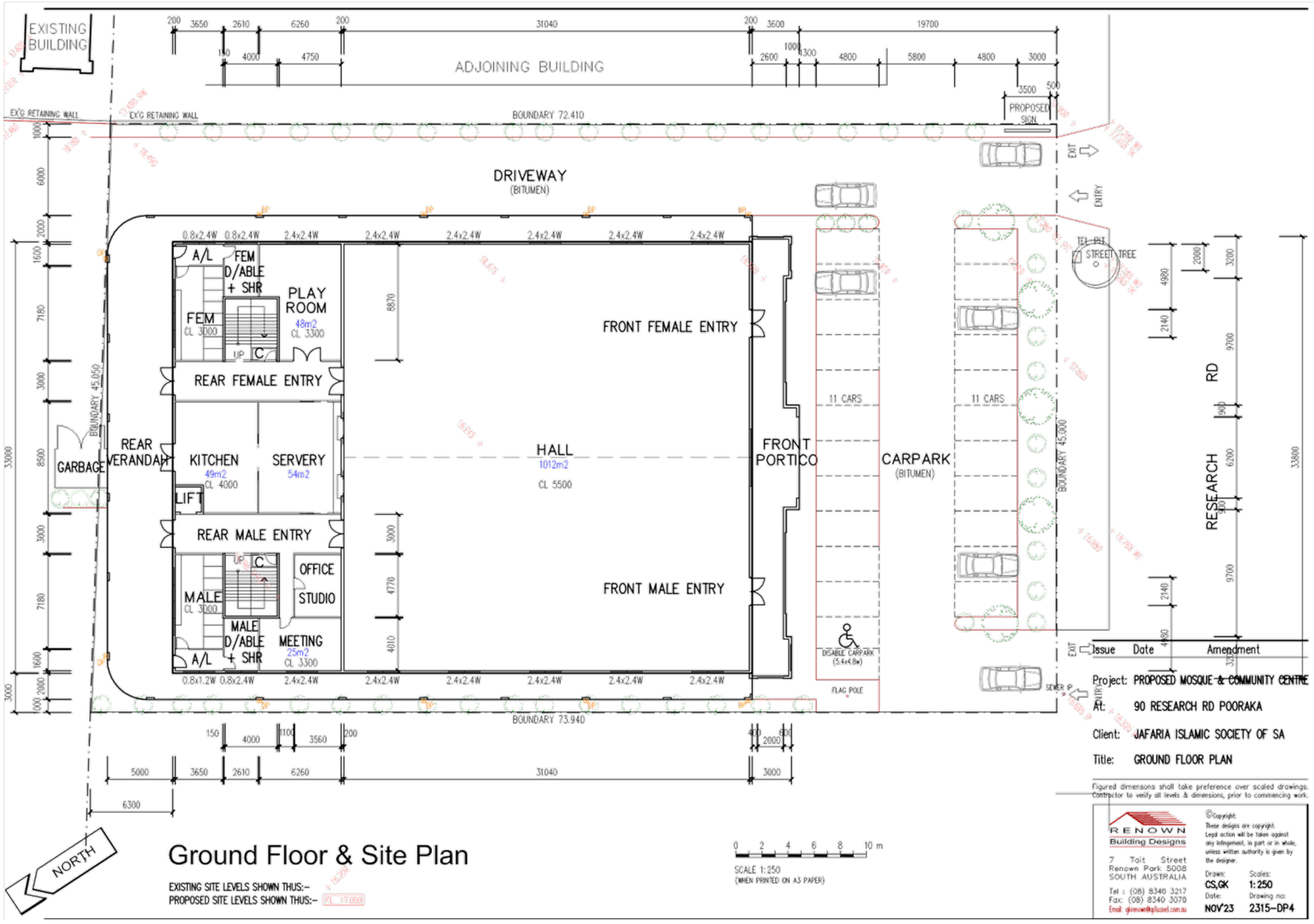
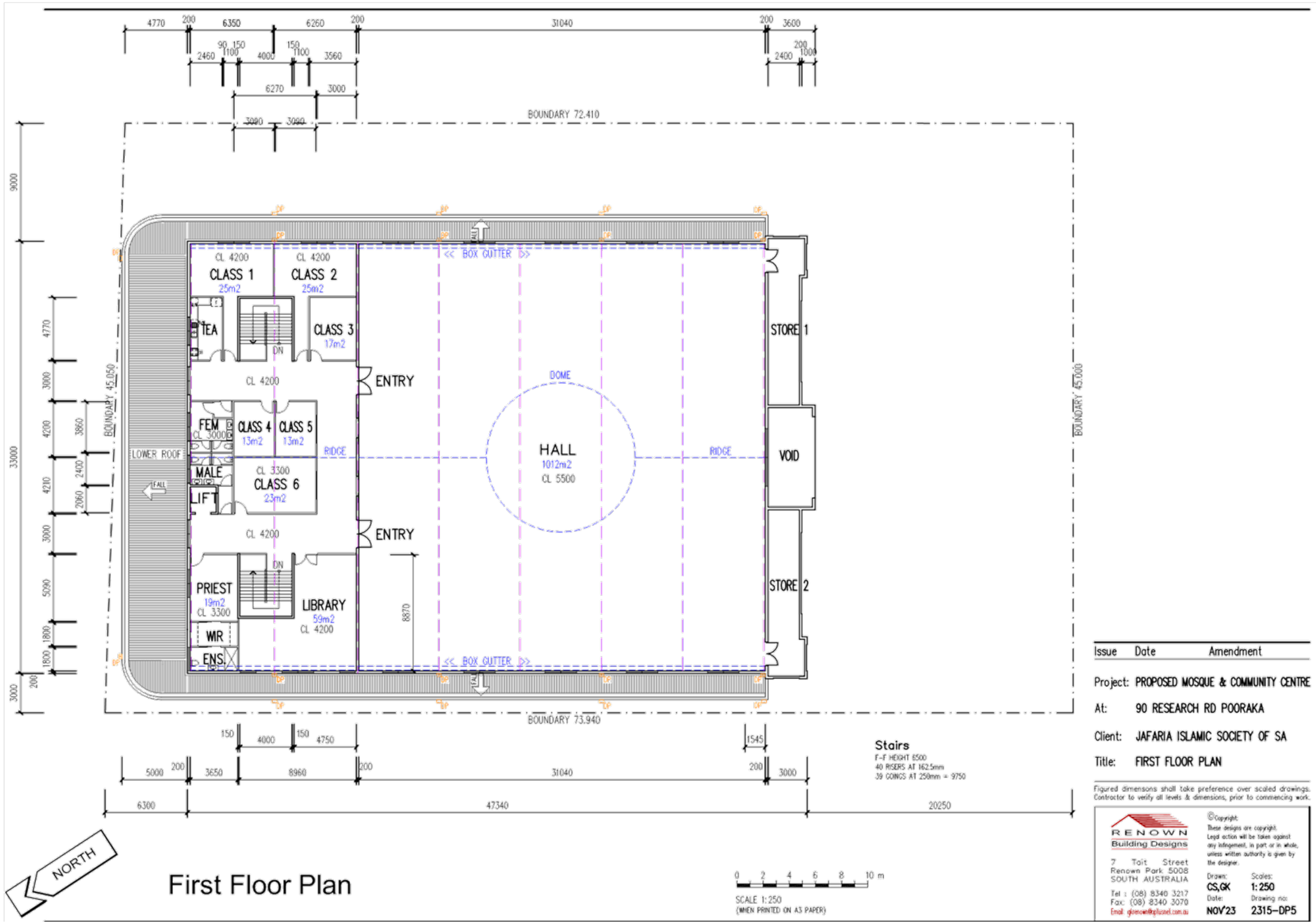


Item 8.1.1 - Attachment 1 - Proposal Plans



Issue	Date	Amendment

Project: PROPOSED MOSQUE & COMMUNITY CENTRE

At: 90 RESEARCH RD POORAKA

Client: JAFARIA ISLAMIC SOCIETY OF SA

Title: FIRST FLOOR PLAN

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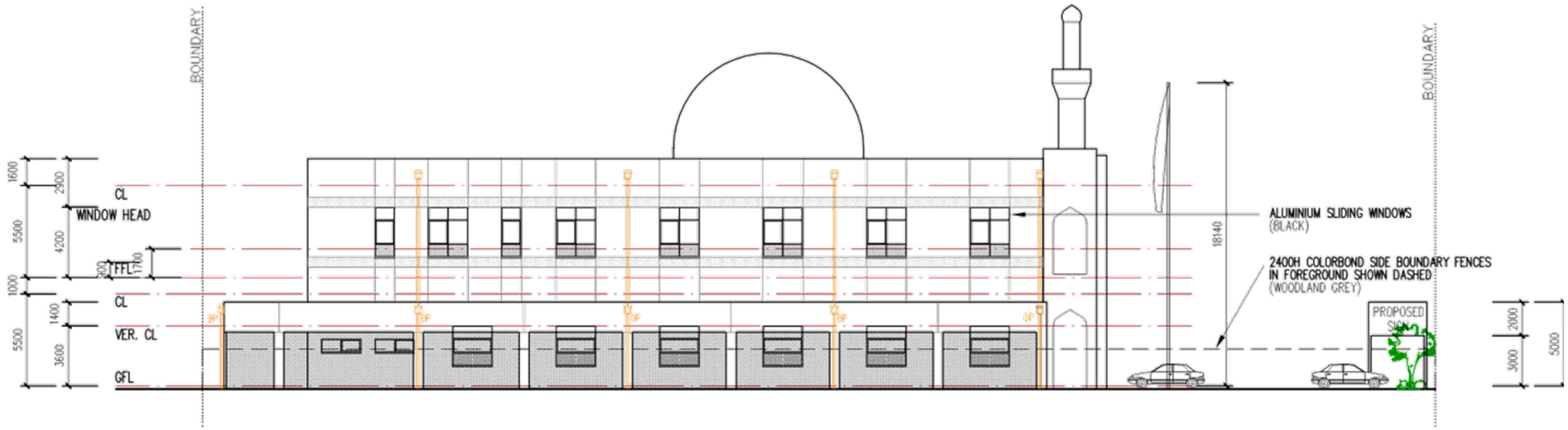
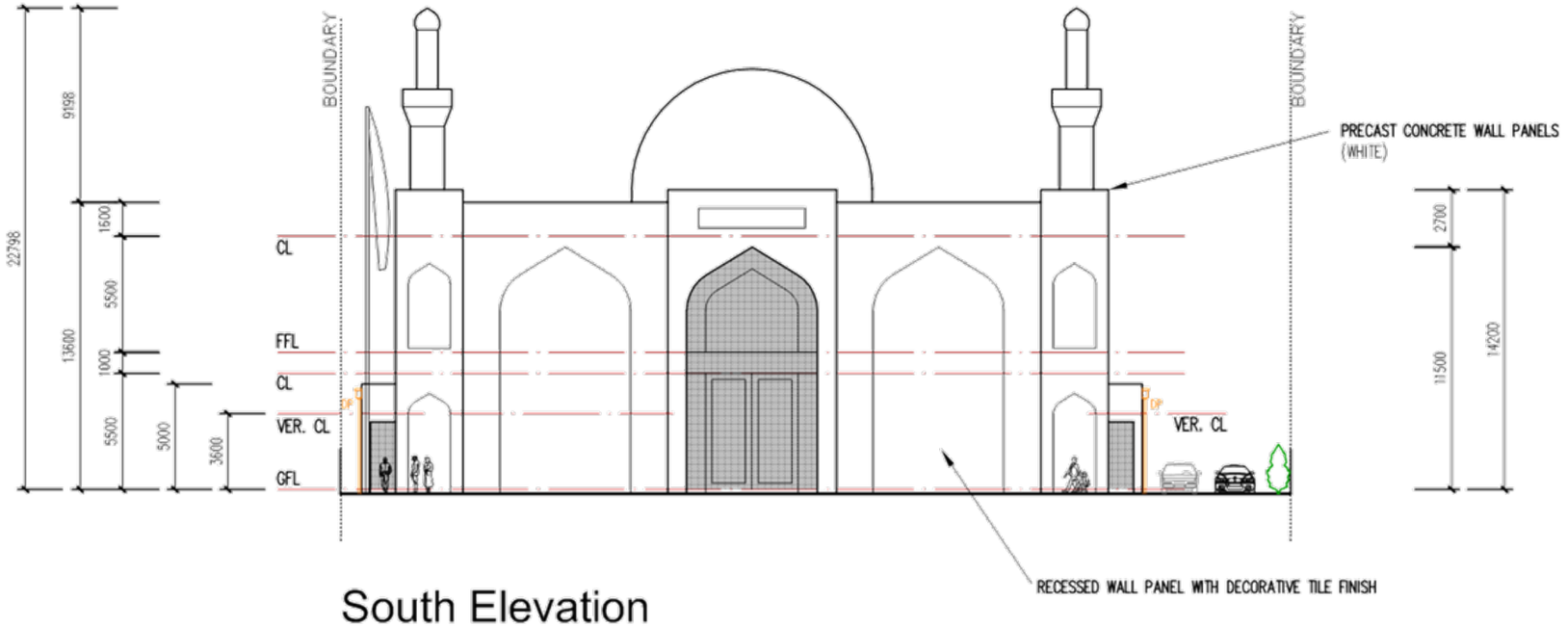


West Elevation



South Elevation

Issue	Date	Amendment

Project: PROPOSED COMMUNITY CENTRE & MOSQUE

At: 90 RESEARCH RD POORAKA

Client: JAFARIA ISLAMIC SOCIETY OF SA

Title: SOUTH & WEST ELEVATIONS

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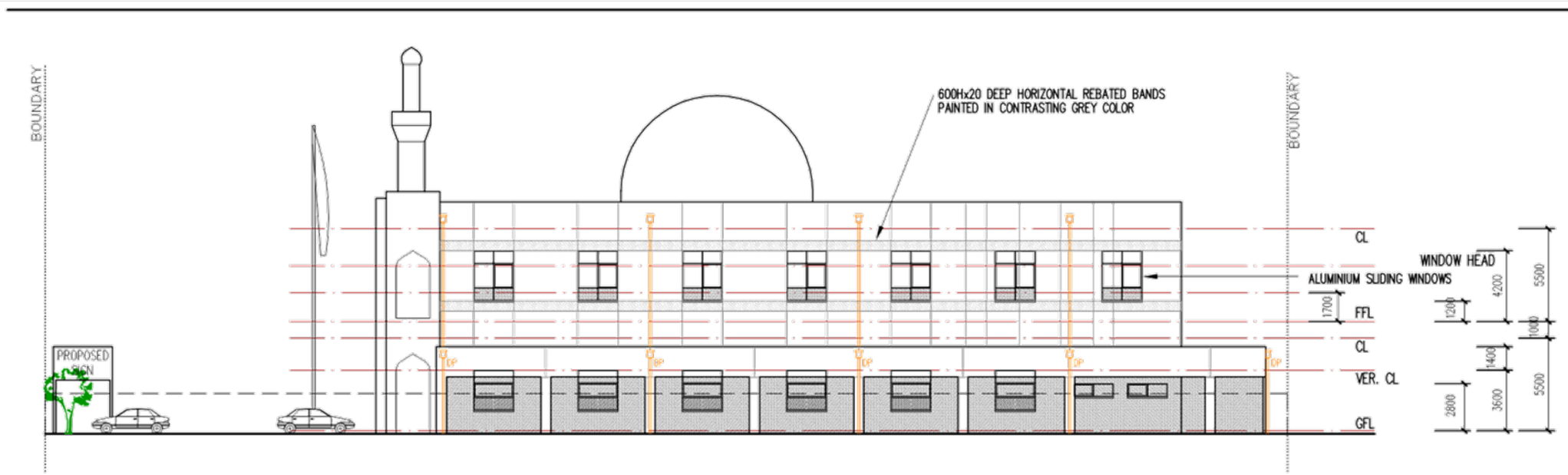
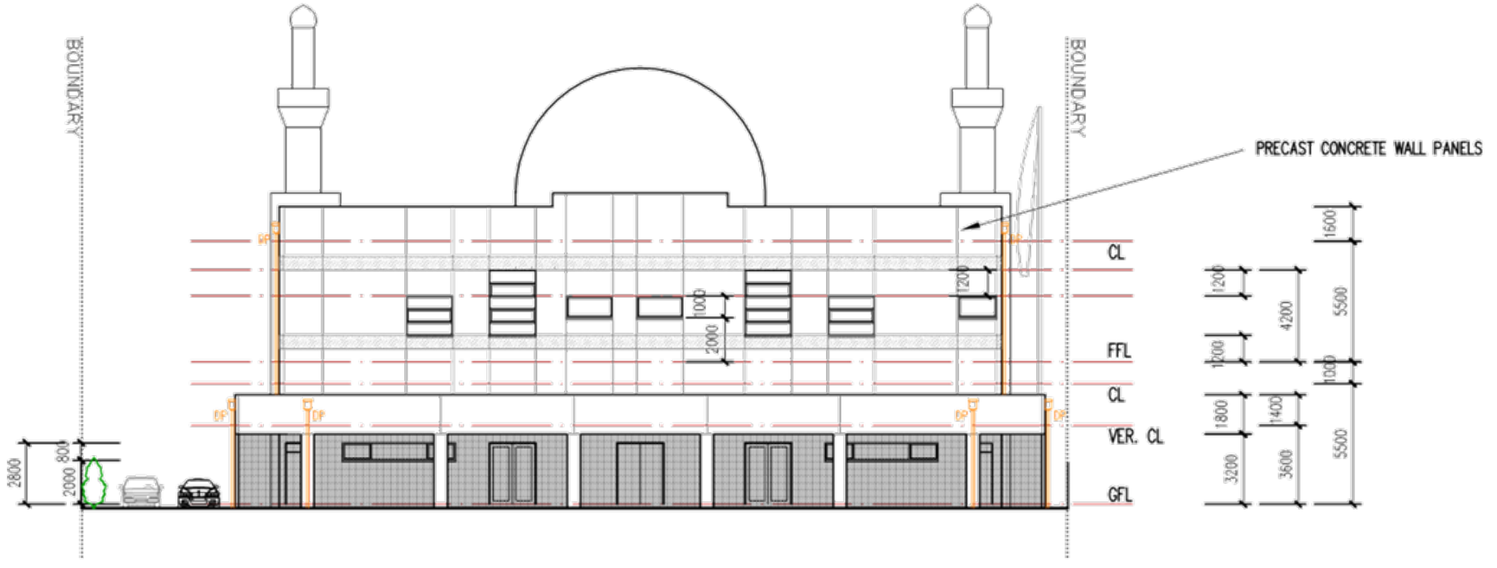


East Elevation



North Elevation

Issue	Date	Amendment

Project: PROPOSED COMMUNITY CENTRE & MOSQUE

At: 90 RESEARCH RD POORAKA

Client: JAFARIA ISLAMIC SOCIETY OF SA

Title: NORTH & EAST ELEVATIONS

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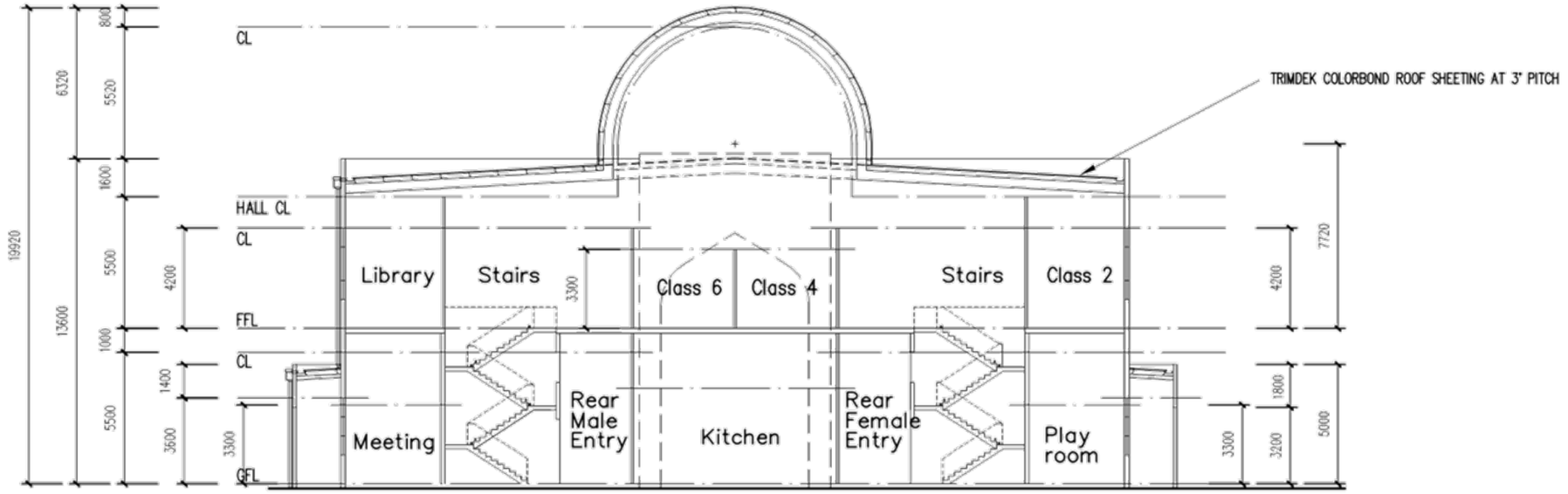

Section - A

Stairs
F-F HEIGHT 6500
40 RISERS AT 162.5mm
39 GOINGS AT 250mm = 9750

Issue	Date	Amendment

Project: PROPOSED COMMUNITY CENTRE & MOSQUE

At: 90 RESEARCH RD POORAKA

Client: JAFARIA ISLAMIC SOCIETY OF SA

Title: SECTION-A

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environmental projects

Appendix C

Environmental Aspects

Aspect	Potential Impact	EMAP / Section	Risk Level
Site Development			
Building activities, including traffic to and from site; and civil activities	Generation of nuisance or excessive noise, odour and dust at sensitive receptors	Nuisance	Moderate due to distance to sensitive receivers and compliance with Construction Hours
	Potential for spills/leaks (from vehicles, equipment and hazardous materials storage and use) to ground causing on- and off-site contamination	Hazardous Materials	Low
Generation of wastes			
Excess soils/contaminated soils	Potential to breach legislation and regulations with movement and disposal of contaminated soils	Waste Management	Must be managed appropriately.
Building and construction wastes	Potential to breach legislation and regulations with movement and disposal of building and construction wastes	Waste Management	Low
Domestic wastes from site work teams	Potential to breach legislation and regulations with movement and disposal of building and construction wastes	Waste Management	Low
Waste oils/chemicals and other potentially hazardous wastes	Potential to breach legislation and regulations with movement and disposal of building and construction wastes	Waste Management	Low

Item 8.1.1 - Attachment 1 - Proposal Plans

environmental projects

Appendix D

Environmental Management Action Plans

D1 – Hazardous Materials

Outcome:	No impacts to the environment as a result of the storage, use and handling of hazardous materials.	
Performance Indicator:	No significant spills or leaks to ground from the use, storage or handling of hazardous materials.	
	Details	**Responsibility**
Management measures/controls:	Spill kits available onsite at areas where potentially hazardous materials are stored/used. No bulk fuel storage onsite, with refuelling to occur off-site and for large equipment by mobile tank truck with spill controls implemented. All chemicals, fuels and oils that are stored onsite will be placed on/within a bund system and preferably housed in a locked enclosure that meets Australian Standards. Clear signage for hazardous materials storage areas will be maintained. Material Safety Data (MSD) for all hazardous materials used and stored onsite will be maintained and easily accessible onsite. Vehicle and equipment maintenance to be undertaken off-site, with the exception of emergency repairs and maintenance, which will be undertaken with controls to capture oils and grease. No dumping of oils/grease, fuels or any hazardous materials onto ground or stormwater drains is permitted. No burial or burning of hazardous waste materials is permitted.	Civil Contractor
Monitoring:	Awareness and due diligence expected of all workforce to undertake ongoing visual monitoring for spills and leaks and unacceptable practices associated with hazardous materials. Inspection of hazardous materials storage areas on a weekly basis to ensure areas are free of leaks and any spills have been cleaned up and incident report has been raised. Inspection of equipment each shift to identify any leaks.	
Reporting:	Records for off-site transport of controlled waste for disposal or treatment will be maintained onsite. All spills will be recorded on incident report.	
Corrective Action:	In the event of an incident or non-conformance in relation to hazardous materials, immediate clean up and corrective actions will be implemented. Bund and remove source, use absorbent material to remove oil and make repairs as required to equipment.	

Outcome:	**No impacts to the environment as a result of the storage, use and handling of hazardous materials.**
	For large spills: Stop leak and make repairs Contain released materials Validation of surfaces by the Environmental Consultant will be required.

Item 8.1.1 - Attachment 1 - Proposal Plans

D2 – Waste Management (including surplus soils)

Outcome:	**No impacts to the environment as a result of the generation and management of waste (including waste soil).**	
Performance Indicator:	No significant spills or leaks to ground from the storage or handling of waste. No off-site movement of soils without classification and receipt by an approved facility or site.	
	Details	**Responsibility**
Management measures/controls hard waste, soils:	Storage, handling and management of wastes are to be in accordance with relevant guidelines. Wastes likely to be generated that will require management and disposal include: domestic waste recyclable materials waste oils/chemicals (controlled waste) waste concrete and paints construction waste surplus soils. The hierarchy of reduce, reuse and recycle for waste will be implemented. Disposal of waste soil will require soil classification and appropriate disposal, including the completion of appropriate documentation. Wastes will be segregated and stored appropriately to ensure spills, leaks and odour is avoided. Clear labelling of waste storage areas/vessels/containers will be maintained. Surplus soils to be disposed of off-site will be temporarily stockpiled until they are classified and will be disposed of in accordance with their classification and EPA requirements. Any off-site movement of waste will be in accordance with EPA requirements, including the use of appropriately licensed vehicles and completion of appropriate documentation. Sewage from site workers will be managed by maintained portable facilities. Housekeeping activities will include daily litter pick up and will ensure waste and hazardous materials storage areas are neat and tidy. All waste and excess materials will be removed from the site as part of demobilisation. No burial or burning of waste is permitted.	Civil Contractor Site Supervisor
Monitoring:	Inspection of waste storage areas on a weekly basis to ensure areas are free of leaks and any spills have been cleaned up and incident report has been raised. Weekly inspection to ensure waste is segregated appropriately.	

Outcome:	**No impacts to the environment as a result of the generation and management of waste (including waste soil).**	
Reporting:	Records for off-site transport of controlled waste for disposal or treatment will be maintained onsite. Records of soil sampling and analytical results, and associated soil classification by an experienced environmental consultant.	
Corrective Action:	In the event of an incident or non-conformance in relation to waste, immediate clean up and corrective actions will be implemented. Where oils may have been released to stormwater: immediately investigate and notify the relevant authorities (including the EPA) bund and remove source, use absorbent material to remove oil and make repairs as required to equipment.	

Item 8.1.1 - Attachment 1 - Proposal Plans

D3 – Nuisance Issues

Outcome:	No nuisance issues or excessive noise, odour or dust are generated as a result of construction activities.	
Performance Indicator:	Noise criteria are met. Dust and odour emission is minimised – dust not visible and odour not detectable outside site boundaries. No complaints are received in relation to noise, odour, lighting, vibration or dust.	
	Details	**Responsibility**
Management measures/controls:	Construction hours will be from 7am to 7pm Monday to Saturday. Maintenance of vehicles and equipment to manufacturer's requirements to prevent excessive noise. Vehicles and equipment fitted with noise attenuation devices will be preferred. Identify source and review noise attenuation equipment and as necessary provide silencers on noisy equipment. Review work procedures to limit noisy operations being undertaken concurrently. Reduce time of noisy activities. Manage site work to minimise dust generation.	Civil Contractor
Monitoring:	Noise data logger monitoring will be undertaken during construction only in response to ongoing complaints or if instructed by Council. Generation of dust will require regular monitoring and any exceptional events will require recording. Extra vigilance will be required during hot and windy conditions and on newly excavated soils.	
Reporting:	Complaints concerning noise, dust or odour (and actions taken) will be documented and reported to the Site Supervisor. Any noise monitoring undertaken in response to an ongoing complaint will be compared to pre-construction noise monitoring (to be undertaken) and reported to Site Supervisor. Management actions to minimise and prevent excessive dust emission from site must also be documented.	

Outcome:	**No nuisance issues or excessive noise, odour or dust are generated as a result of construction activities.**	
Corrective Action:	Should a complaint be received in relation to noise, odour or dust issues, then an incident report is raised, and actions are undertaken to determine the source of noise, and corrective and preventative actions are undertaken to rectify the issue, if possible. Where a noisy activity is identified as part of daily inspections or by site workers, an incident report should be raised, and corrective and preventative actions are undertaken to rectify the issue. Where dust is excessive cease works, review operational aspects to identify the source and implement control measures as appropriate. Control measures may include, but not limited to: • minimise exposed surfaces • review materials handling procedures • if required cease dust-generating activity until better dust control can be achieved. • install additional dust monitoring stations to monitor effectiveness of dust controls implemented at the site.	

240313L001Rev0

3 June 2024

Jafar Jafari
Jafaria Islamic Society SA
256 Bridge Road
Pooraka SA 5095

Dear Jafar

STORMWATER MANAGEMENT PLAN FOR 90 RESEARCH ROAD AND 256-258 BRIDGE ROAD, POORAKA

Background

Jafaria Islamic Society is proposing to undertake development within the site at the above addresses. The development consists of a mosque, car parking, access roads, and a cemetery. City of Salisbury (Council) has requested that a stormwater management plan (SMP) be provided as part of the development application. The proposed stormwater management measures for the site are summarised in this report.

Council Requirements

Through correspondence with Council (email from Rosie Vakasilimi on 6 March 2024), the following requirements for stormwater management are applicable to the site:

- A minor storm event of 10% annual exceedance probability (AEP) and a major storm event of 1% AEP is to be adopted.
- Post-development stormwater flows are to be restricted to the equivalent pre-development flow rate for the minor and major storm events.
- Runoff coefficients for the pre-development scenario are to be based on the existing condition of the site.
- All overland flows from the post-development scenario are to be conveyed to the Humes channel located on the north-western boundary of the site.

Tonkin Consulting ABN 67 606 247 876 ACN 606 247 876
Level 2, 170 Frome Street Adelaide SA 5000
Telephone + 61 8 8273 3100 | adelaide@tonkin.com.au | tonkin.com.au
Adelaide | Berri | Mt Gambier | Mildura | Darwin | Brisbane | Sydney

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Site Overview

The extent of the proposed development is shown in Figure 1. The site is located to the north-west of the intersection of Research Road and Bridge Road. A review of available LiDAR digital elevation data shows that the site has an approximate fall of 10 m from south-east to north-west. The southern portion of the site, 90 Research Road, falls away from Research Road. It is expected that during rainfall events, runoff would follow the existing overland flow paths shown in Figure 1, ultimately discharging to the channel located within an easement on the western boundary of the site.

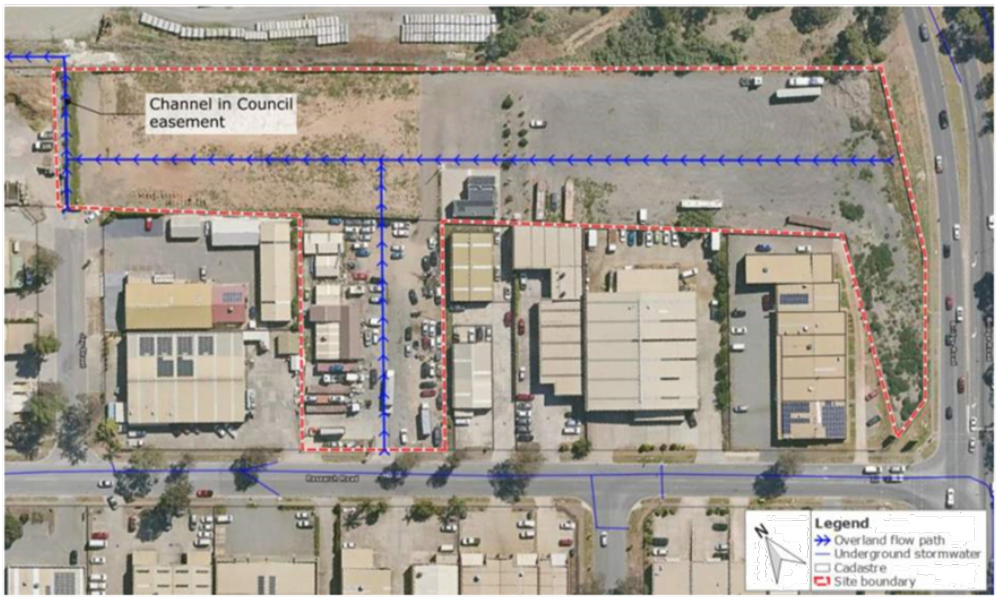


Figure 1 Site boundary and existing overland flow paths

Peak Flow Estimation

A DRAINS model was prepared to estimate the peak flow rates generated by the site for the major and minor rainfall events under pre- and post-development conditions. Catchment plans for each scenario are provided in Attachment 1. The catchment plans also show the primary land cover type for each sub-catchment. These have been determined from a review of recent aerial imagery (MetroMap, 2024) for the pre-development scenario and based on the supplied site plan (drawing ref: RESEARCH 2315-D24 PDRGS (DP1-8), attached) for the post-development scenario. Additionally, in the post-development scenario, the vacant land area is assumed to be fully impervious to cater for anticipated future development.

Consistent with the Australian Rainfall and Runoff Guidelines, the model was run for an ensemble of storm events (i.e. 10 temporal patterns and storm durations ranging from 5 minutes to 4.5 hours), and the median peak flow was adopted. The latest (2016) design rainfall intensity data was obtained from the Bureau of Meterology (BoM) at the following location:

- Latitude: -34.8125

- Longitude: 138.6375

The estimated peak flow rates for the pre-development scenario were based on an initial loss-continuing loss (IL-CL) type hydrological model. The adopted model parameters are summarised in Table 1. We note that the eastern portion of the site is currently rubble hardstand. A separate IL-CL type hydrological model was used to estimate runoff from this catchment to represent the increased losses associated with this surface type. The adopted parameters for the rubble hard-stand IL-CL model are provided in Table 2.

Table 1 Model parameters for IL-CL type hydrological model

Parameter	Value
Impervious area initial loss (mm)	1
Impervious area continuing loss (mm/hr)	0
Pervious area initial loss (mm)	45
Pervious area continuing loss (mm/hr)	3

Table 2 Model parameters for rubble hardstand IL-CL type hydrological model

Parameter	Value
Impervious area initial loss (mm)	8
Impervious area continuing loss (mm/hr)	1
Pervious area initial loss (mm)	N/A
Pervious area continuing loss (mm/hr)	N/A

Peak flow rates

The model was run for the 10% and 1% AEP rainfall events to estimate the peak flow rates for the pre-development and post-development scenarios. These are summarised in Table 3.

Table 3 Estimated peak flow rates generated by the site

Rainfall event	Peak flow rate (L/s)	
	Pre-development	Post-development (unmitigated)
10% AEP	116	252
1% AEP	244	463

Mitigation Scenario

As demonstrated in Table 3, development of the site will result in an increase in peak flow rates. To limit the post-development peak flow rates to those of the pre-development scenario, various internal site drainage measures are proposed. These are discussed in the following sections and shown in Attachment 3, with the mitigation scenario peak flow rates summarised in Table 4.

Rainwater tank

A rainwater tank is proposed to detain roof runoff generated by the mosque building prior to discharging to the kerb and gutter along Research Road. A 45-kL rainwater tank with a 50 mm orifice plate discharging to a 100 mm PVC pipe outlet would be suitable to detain runoff generated by the mosque without overflowing in a 10% AEP rainfall event and would sufficiently limit peak flows in a 1% AEP event. Overflows from the rainwater tank during rainfall events greater than the 10% AEP rainfall event are to be directed to the open channel within the Council easement via an overland flow path. Runoff from the total roof area (if possible) should be directed into the tank via roof gutters and downpipes. The peak flow rates discharging from the rainwater tank to Research Road are as follows:

- 10% AEP: 4 L/s
- 1% AEP: 5 L/s

It should be noted that the rainwater tank volume proposed does not take into consideration potential for reuse on-site, such as being plumbed into the mosque for toilet flushing. Should the rainwater tank also be used to capture water for reuse on-site, the volume required for reuse would be in addition to the volume proposed for detention storage.

Underground drainage

An indicative underground drainage alignment is provided in Attachment 3. The actual pipe alignment and pit location/spacing would need to be confirmed as part of the detailed design. Aside from roof runoff from the mosque, which will discharge via the rainwater tank outlet to Research Road, all site runoff is directed to the open channel within the Council easement. Where the underground drainage crosses the cemetery, it is proposed that this is installed under the central service path. The pipe sizes are suitable for conveying the estimated 10% AEP peak flows. During larger events when the capacity of the underground system is exceeded, flows will be directed overland to the existing channel.

A set of four 2400x900 box culverts are proposed near the downstream end of the system. These oversized culverts will act as underground detention storage to attenuate peak flows from the site prior to discharging to the Council easement via a 375 mm outlet pipe. A culvert length of 10 m is proposed to provide a detention storage volume of approximately 85 m^3.

Gross pollutant trap

It is recommended that a gross pollutant trap (GPT) be installed just upstream of the discharge location. This will allow gross pollutants and hydrocarbons discharged to the internal site drainage network to be captured prior to discharge. It is proposed that an in-line GPT, such as the Atlan Vorteceptor SVI.025 or equivalent be provided and installed to the manufacturer's specification. This GPT was selected based on its capability of treating site runoff up to the 4 exceedances per year (EY) rainfall event, as per the product guide from the manufacturer's website. The modelling indicates a peak 4 EY flow rate of 30 L/s.

Mitigation scenario peak flow rates

The DRAINS model was modified to include the proposed infrastructure described above. The model was then run for the 10% AEP and 1% AEP rainfall events to determine the change in peak flow rates following implementation of the mitigation measures. These flow rates are summarised in Table 4, which demonstrates that the flow rates associated with the mitigation scenario are less than that of the pre-development scenario. As such, the proposed drainage strategy is considered to satisfy Council's requirements for stormwater management.

Table 4 Summary of peak flow rates

Rainfall event	Peak flow rate (L/s)		
	Pre-development scenario	Post-development scenario (unmitigated)	Mitigation scenario
10% AEP	116	252	116
1% AEP	244	463	192

Summary

In summary, based on our investigations, we have concluded that:

- The site currently grades to the north-western portion of the site, with runoff discharging to the channel located within a Council easement.
- The proposed development (without mitigation) would result in increased peak flow rates being discharged from the site.
- To limit peak flow rates to less than that of the existing scenario, a combination of a 45-kL rainwater tank to detain runoff from the mosque and an underground storage system to detain runoff from the carparks and vacant land area is proposed.

If you have any queries about the information above, please contact the undersigned on 8132 7564.

Yours sincerely,

MMcEvoy

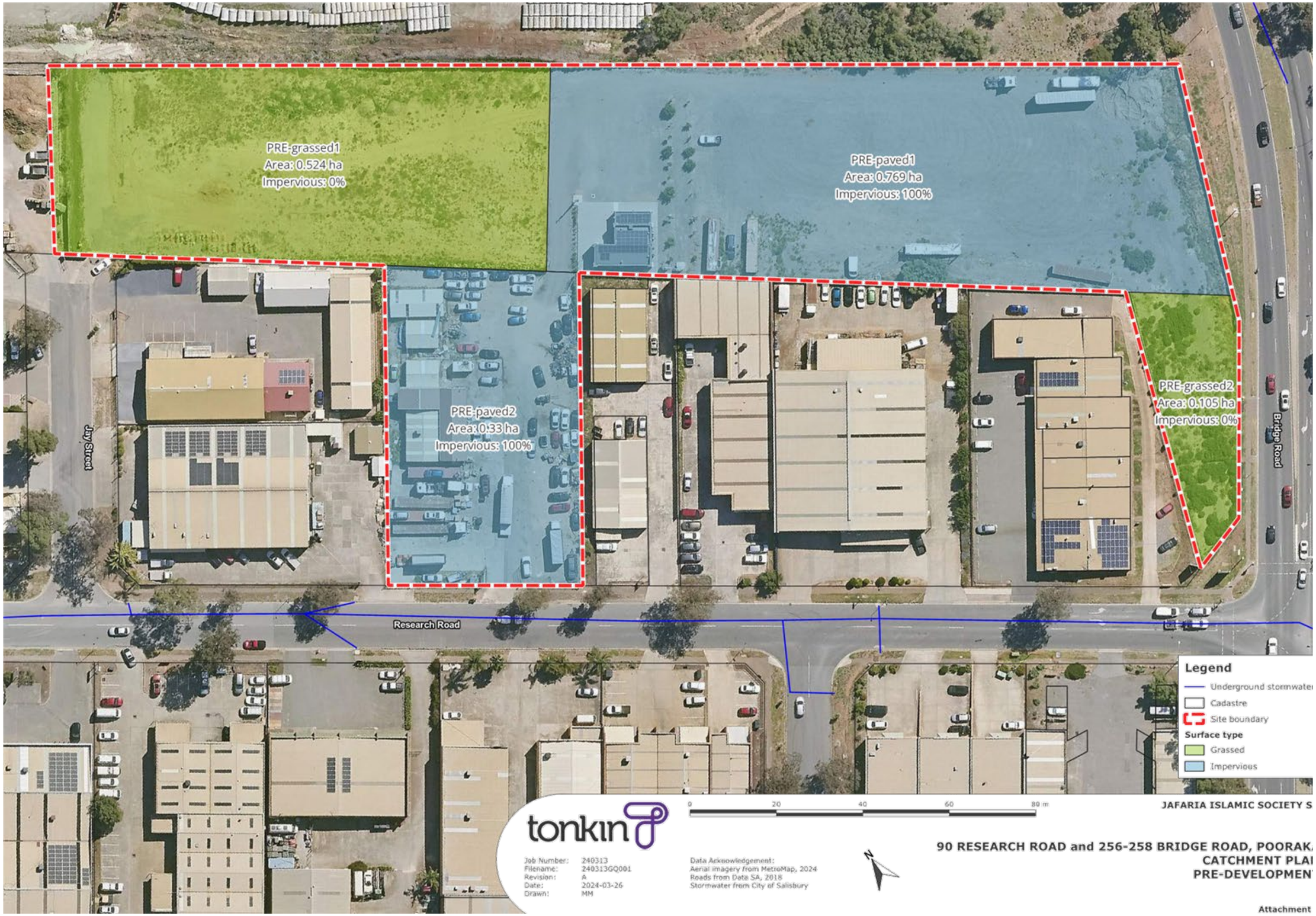
Michael McEvoy

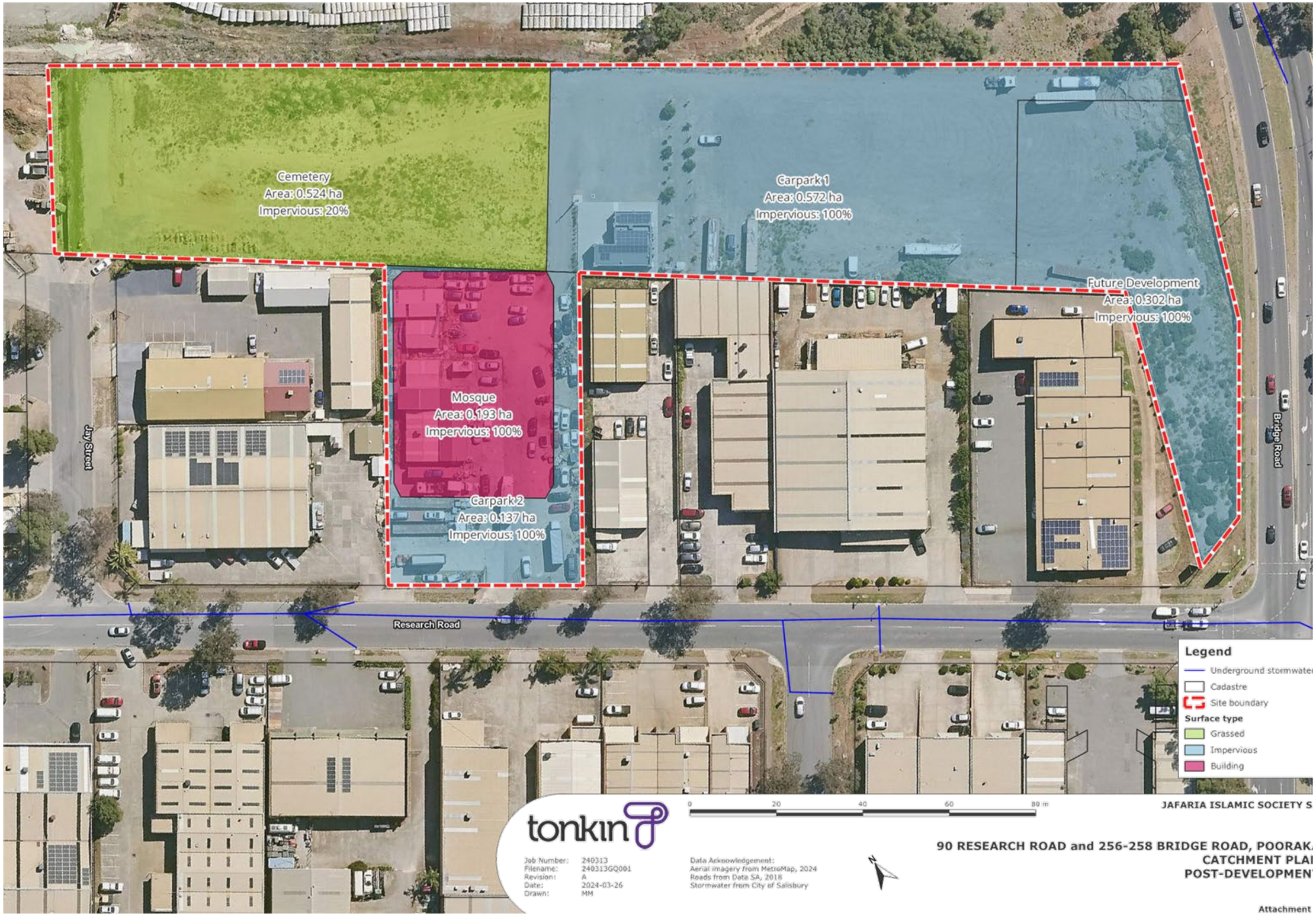
Senior Engineer

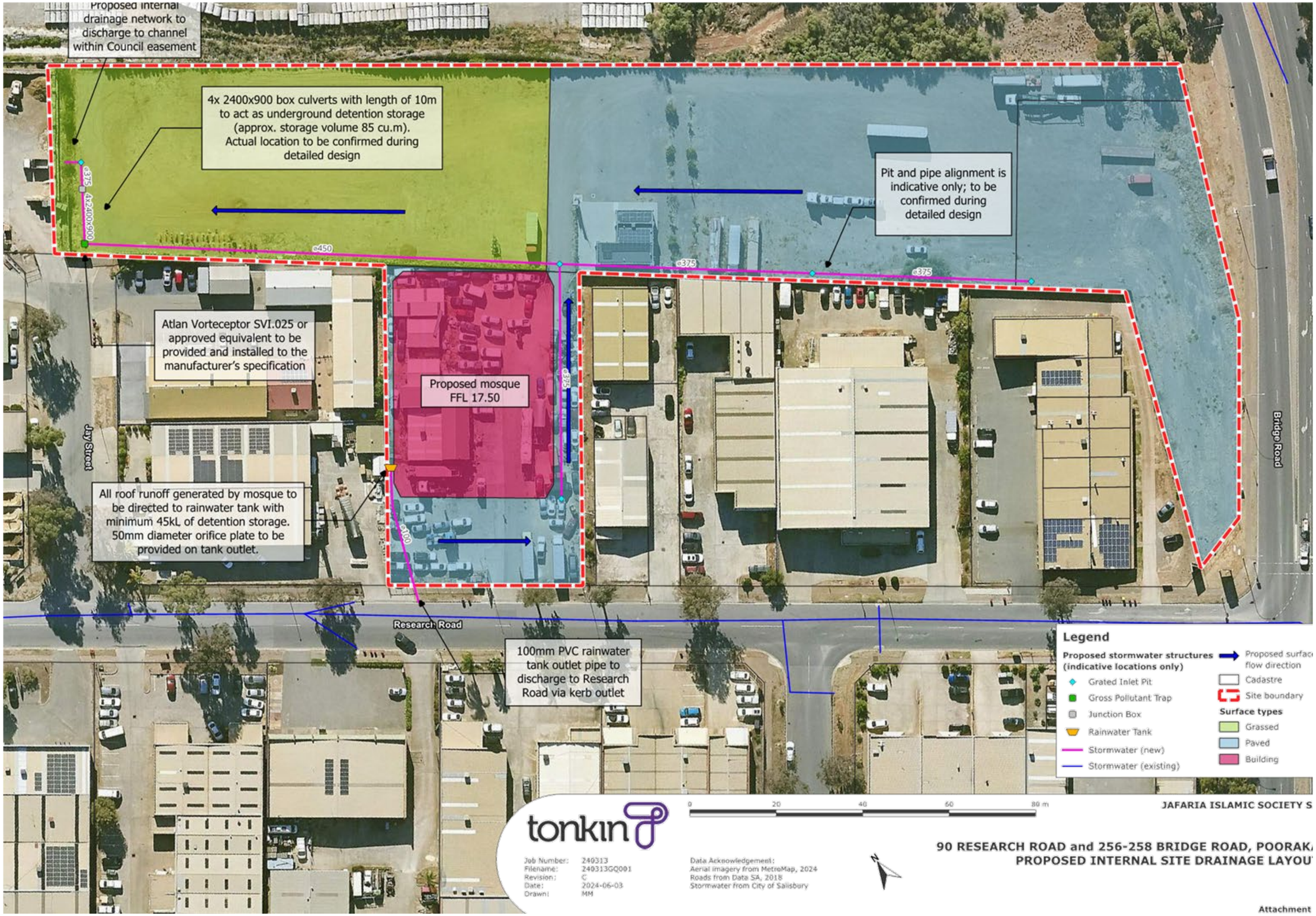
Tonkin

Enc. Attachment 1 – Pre-development scenario catchment plan
Attachment 2 – Post-development scenario catchment plan
Attachment 3 – Proposed internal site drainage layout
Site plan

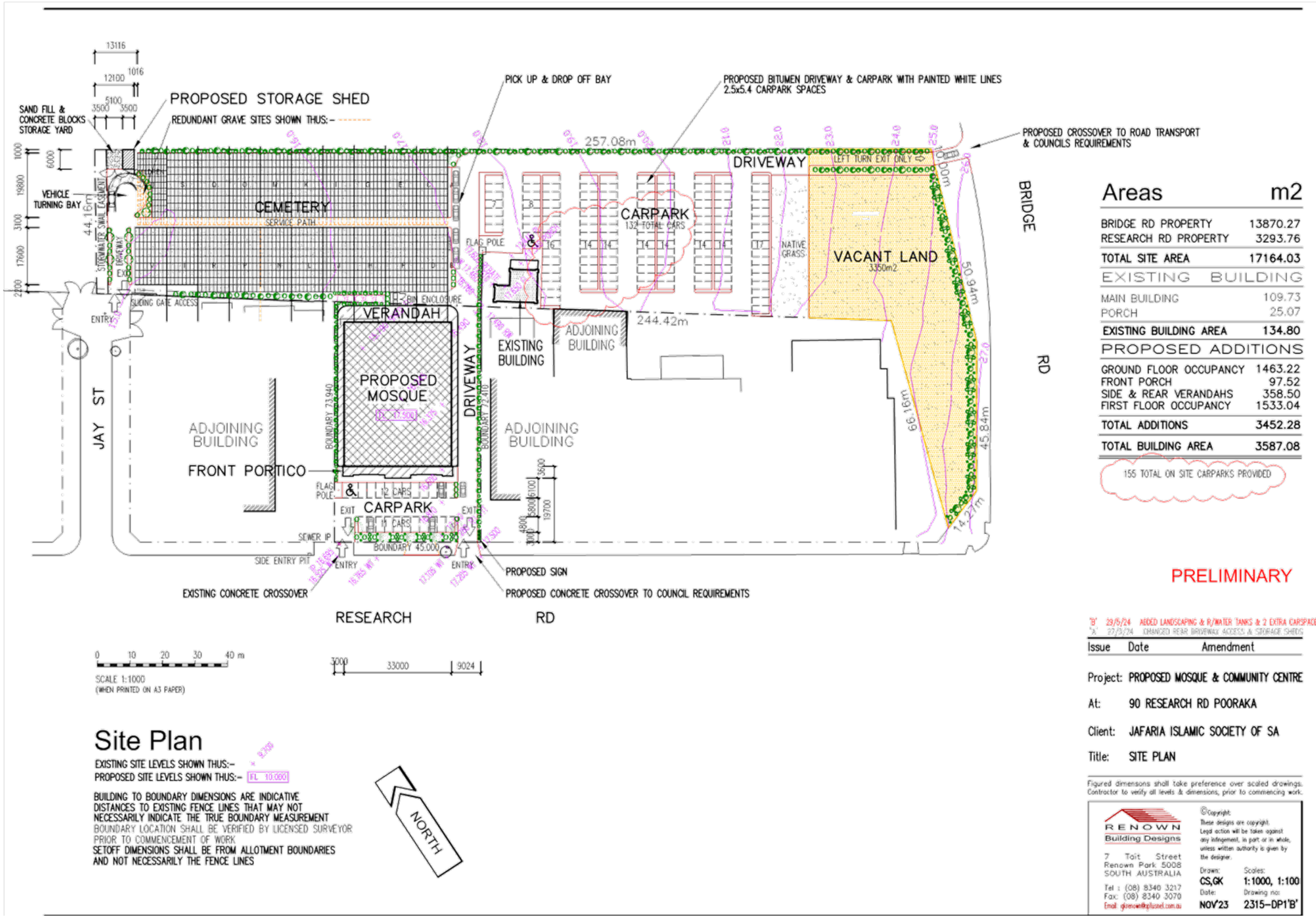
cc Lou Fantasia (Lou Fantasia Planning)


PRE-grassed1
Area: 0.524 ha
Impervious: 0%
PRE-paved1
Area: 0.769 ha
Impervious: 100%
PRE-paved2
Area: 0.33 ha
Impervious: 100%
PRE-grassed2
Area: 0.105 ha
Impervious: 0%
Jay Street
Bridge Road
Research Road
Legend
Underground stormwater
Cadastre
Site boundary
Surface type
Grassed
Impervious
0
20
40
60
80 m
tonkin
Job Number: 240313
Filename: 240313GQ001
Revision: A
Date: 2024-03-26
Drawn: MM
Data Acknowledgement:
Aerial imagery from MetroMap, 2024
Roads from Data SA, 2018
Stormwater from City of Salisbury
JAFARIA ISLAMIC SOCIETY S
90 RESEARCH ROAD and 256-258 BRIDGE ROAD, POORAK
CATCHMENT PLA
PRE-DEVELOPMEN
Attachment


Cemetery
Area: 0.524 ha
Impervious: 20%
Carpark 1
Area: 0.572 ha
Impervious: 100%
Future Development
Area: 0.302 ha
Impervious: 100%
Mosque
Area: 0.193 ha
Impervious: 100%
Carpark 2
Area: 0.137 ha
Impervious: 100%
Jay Street
Bridge Road
Research Road
Legend
Underground stormwater
Cadastre
Site boundary
Surface type
Grassed
Impervious
Building
0
20
40
60
80 m
tonkin
Job Number: 240313
Filename: 240313GQ001
Revision: A
Date: 2024-03-26
Drawn: MM
Data Acknowledgement:
Aerial imagery from MetroMap, 2024
Roads from Data SA, 2018
Stormwater from City of Salisbury
JAFARIA ISLAMIC SOCIETY S
90 RESEARCH ROAD and 256-258 BRIDGE ROAD, POORAK
CATCHMENT PLAI
POST-DEVELOPMEN
Attachment



Item 8.1.1 - Attachment 1 - Proposal Plans



Areas	m2
BRIDGE RD PROPERTY	13870.27
RESEARCH RD PROPERTY	3293.76
TOTAL SITE AREA	17164.03
EXISTING BUILDING	
MAIN BUILDING	109.73
PORCH	25.07
EXISTING BUILDING AREA	134.80
PROPOSED ADDITIONS	
GROUND FLOOR OCCUPANCY	1463.22
FRONT PORCH	97.52
SIDE & REAR VERANDAHS	358.50
FIRST FLOOR OCCUPANCY	1533.04
TOTAL ADDITIONS	3452.28
TOTAL BUILDING AREA	3587.08

155 TOTAL ON SITE CARPARKS PROVIDED

Site Plan

EXISTING SITE LEVELS SHOWN THUS:-
PROPOSED SITE LEVELS SHOWN THUS:- FL 10.000

BUILDING TO BOUNDARY DIMENSIONS ARE INDICATIVE
DISTANCES TO EXISTING FENCE LINES THAT MAY NOT NECESSARILY INDICATE THE TRUE BOUNDARY MEASUREMENT
BOUNDARY LOCATION SHALL BE VERIFIED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF WORK
SETOFF DIMENSIONS SHALL BE FROM ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES

NORTH

PRELIMINARY

'B' 29/5/24 ADDED LANDSCAPING & R/WATER TANKS & 2 EXTRA CARSPACE
'A' 27/3/24 CHANGED REAR DRIVEWAY ACCESS & STORAGE SHEDS

Issue	Date	Amendment

Project: PROPOSED MOSQUE & COMMUNITY CENTRE
At: 90 RESEARCH RD POORAKA
Client: JAFARIA ISLAMIC SOCIETY OF SA
Title: SITE PLAN

Figured dimensons shall take preference over scaled drawings. Contractor to verify all levels & dimensions, prior to commencing work.

RENOWN Building Designs
7 Toit Street
Renown Park 5008
SOUTH AUSTRALIA
Tel : (08) 8340 3217
Fax: (08) 8340 3070
Email: rgirenown@optusnet.com.au

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Scales: 1:1000, 1:100
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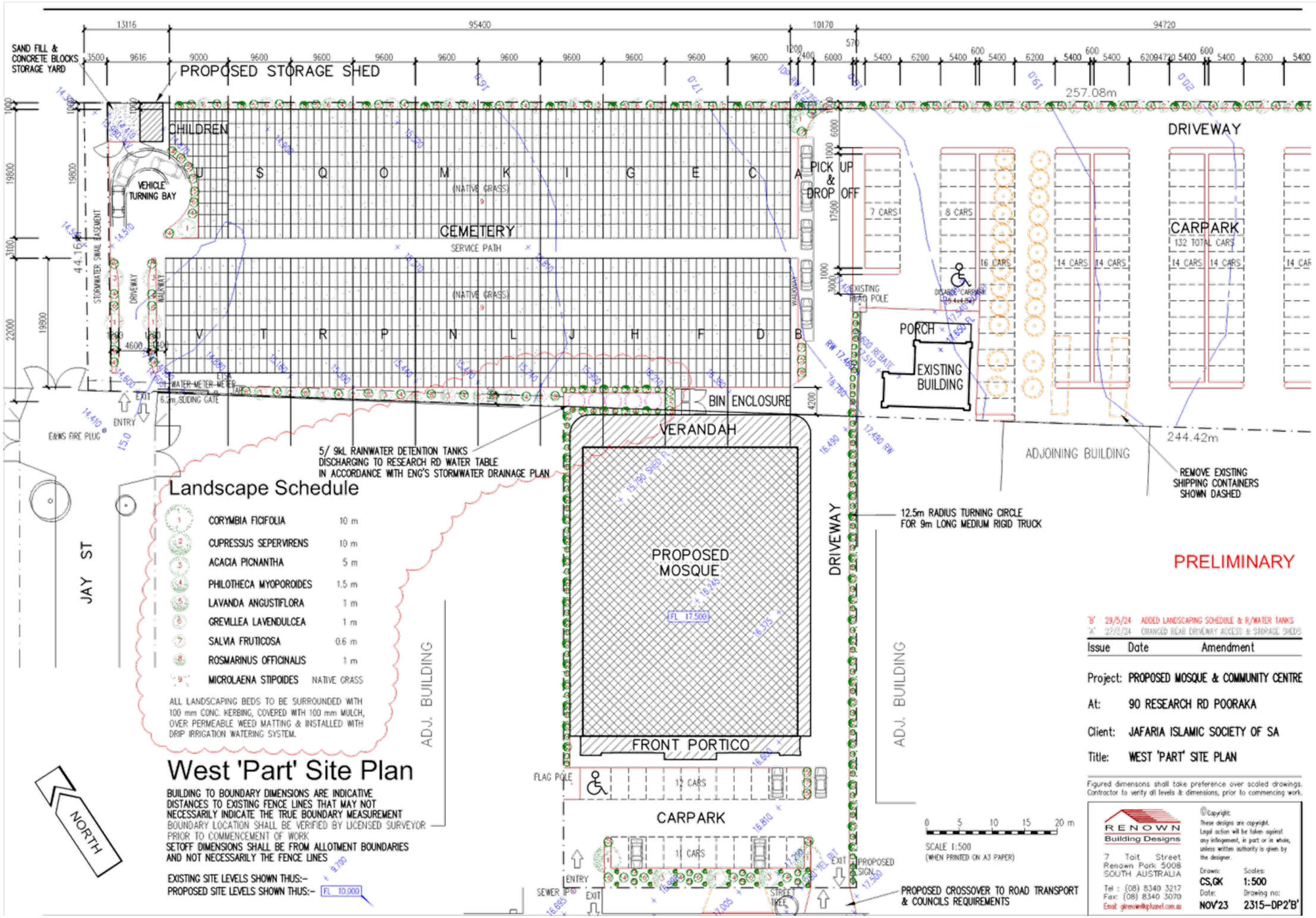
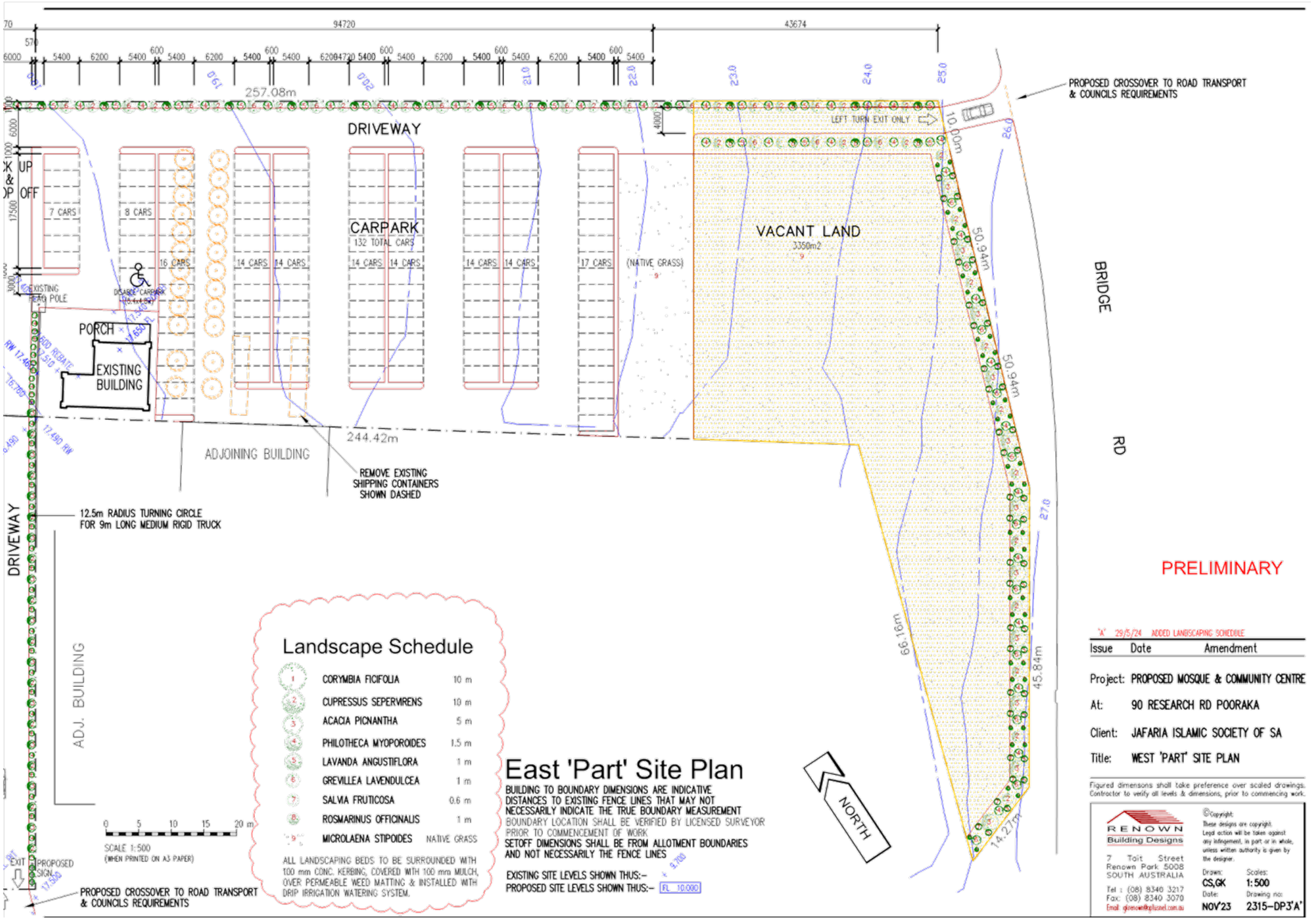
Drawing no: 2315-DP1'B'



Item 8.1.1 - Attachment 1 - Proposal Plans



Landscape Schedule

1	CORYMBIA FICIFOLIA	10 m
2	CUPRESSUS SEPERVIRENS	10 m
3	ACACIA PICNANTHA	5 m
4	PHILOTHECA MYOPOROIDES	1.5 m
5	LAVANDA ANGUSTIFLORA	1 m
6	GREVILLEA LAVENDULCEA	1 m
7	SALVIA FRUTICOSA	0.6 m
8	ROSMARINUS OFFICINALIS	1 m
9	MICROLAENA STIPOIDES	NATIVE GRASS

ALL LANDSCAPING BEDS TO BE SURROUNDED WITH 100 mm CONC. KERBING, COVERED WITH 100 mm MULCH, OVER PERMEABLE WEED MATTING & INSTALLED WITH DRIP IRRIGATION WATERING SYSTEM.

East 'Part' Site Plan

BUILDING TO BOUNDARY DIMENSIONS ARE INDICATIVE
DISTANCES TO EXISTING FENCE LINES THAT MAY NOT NECESSARILY INDICATE THE TRUE BOUNDARY MEASUREMENT
BOUNDARY LOCATION SHALL BE VERIFIED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF WORK
SETOFF DIMENSIONS SHALL BE FROM ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES

EXISTING SITE LEVELS SHOWN THUS:– + 9.700
PROPOSED SITE LEVELS SHOWN THUS:– FL 10.000

PRELIMINARY

'A' 29/5/24 ADDED LANDSCAPING SCHEDULE

Issue	Date	Amendment

Project: PROPOSED MOSQUE & COMMUNITY CENTRE

At: 90 RESEARCH RD POORAKA

Client: JAFARIA ISLAMIC SOCIETY OF SA

Title: WEST 'PART' SITE PLAN

Figured dimensions shall take preference over scaled drawings. Contractor to verify all levels & dimensions, prior to commencing work.

RENOWN Building Designs
7 Toit Street
Renown Park 5008
SOUTH AUSTRALIA
Tel : (08) 8340 3217
Fax: (08) 8340 3070
Email: rjrenown@optusnet.com.au

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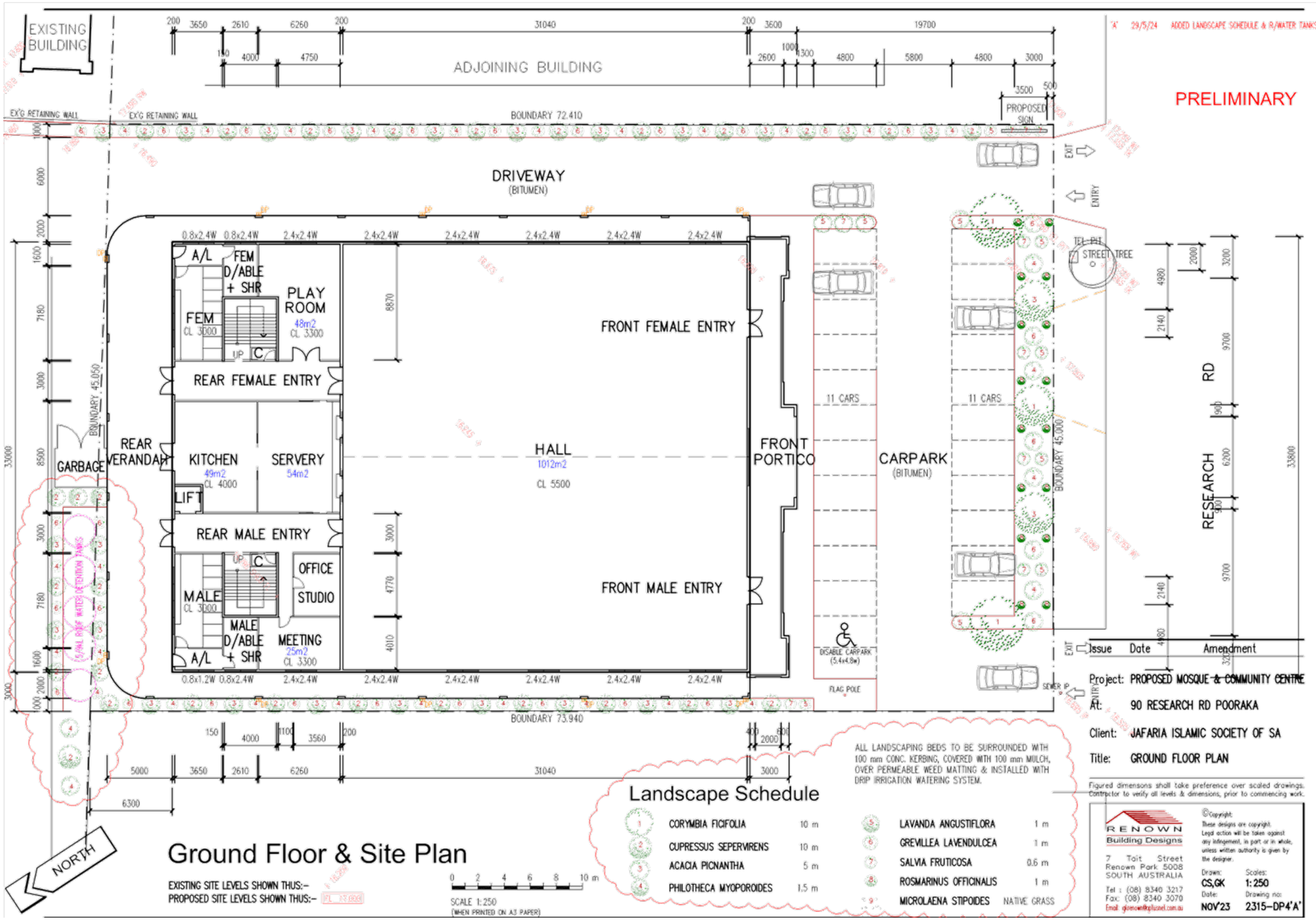
Drawing no: 2315–DP3'A'


EXISTING BUILDING
ADJOINING BUILDING
EX'G RETAINING WALL
EX'G RETAINING WALL
BOUNDARY 72.410
PROPOSED SIGN
'A' 29/5/24 ADDED LANDSCAPE SCHEDULE & R/WATER TANKS
PRELIMINARY
DRIVEWAY
(BITUMEN)
EXIT
ENTRY
TEL PIT
STREET TREE
A/L
FEM D/ABLE + SHR
PLAY ROOM
48m2
CL 3300
FEM
CL 3000
UP
C
REAR FEMALE ENTRY
FRONT FEMALE ENTRY
REAR VERANDAH
KITCHEN
49m2
CL 4000
SERVERY
54m2
LIFT
HALL
1012m2
CL 5500
REAR MALE ENTRY
FRONT PORTICO
CARPARK
(BITUMEN)
11 CARS
11 CARS
OFFICE
STUDIO
MALE
CL 3000
MALE D/ABLE + SHR
MEETING
25m2
CL 3300
A/L
FRONT MALE ENTRY
DISABLE CARPARK
(5.4x4.8w)
FLAG POLE
SEWER IP
GARBAGE
BOUNDARY 45.050
BOUNDARY 45.000
BOUNDARY 73.940
RD
RESEARCH
NORTH
Ground Floor & Site Plan
EXISTING SITE LEVELS SHOWN THUS:-
PROPOSED SITE LEVELS SHOWN THUS:-
SCALE 1:250
(WHEN PRINTED ON A3 PAPER)
ALL LANDSCAPING BEDS TO BE SURROUNDED WITH 100 mm CONC. KERBING, COVERED WITH 100 mm MULCH, OVER PERMEABLE WEED MATTING & INSTALLED WITH DRIP IRRIGATION WATERING SYSTEM.
Landscape Schedule
1 CORYMBIA FICIFOLIA 10 m
2 CUPRESSUS SEPERVIRENS 10 m
3 ACACIA PICNANTHA 5 m
4 PHILOTHECA MYOPOROIDES 1.5 m
5 LAVANDA ANGUSTIFLORA 1 m
6 GREVILLEA LAVENDULCEA 1 m
7 SALVIA FRUTICOSA 0.6 m
8 ROSMARINUS OFFICINALIS 1 m
9 MICROLAENA STIPOIDES NATIVE GRASS
Issue Date Amendment
Project: PROPOSED MOSQUE & COMMUNITY CENTRE
At: 90 RESEARCH RD POORAKA
Client: JAFARIA ISLAMIC SOCIETY OF SA
Title: GROUND FLOOR PLAN
Figured dimensons shall take preference over scaled drawings. Contractor to verify all levels & dimensions, prior to commencing work.
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Renown Park 5008
SOUTH AUSTRALIA
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Drawing no: 2315-DP4'A'

Lou Fantasia PLANNING

30 August 2024

Chris Carrey
Team Leader Planning
Development Services
City of Salisbury
34 Church Street
SALISBURY SA 5108

Dear Chris

Response to representations- Development Application 23037141 at 90 Research Road and 256-258 Bridge Road

Thank you for forwarding a copy of the representations received in relation to this development application. We have now reviewed these representations and provide the response below.

Representations

Seven representations (two from the same person) have been received during the public notification of the development application. One of the representations is in support of the development, one is opposed but would like to seek and acoustic report and the others oppose the proposed development:

- Sidra Batool - 51 Henderson Avenue, Pooraka (Support)
- Maryanne Camerini - 43a Coomurra Dr Salisbury Heights (Opposed)
- Peter Williams - 31/30 Burri Street Ingle Farm (Opposed)
- Humes Holcim (Australia) Pty Ltd - Stewart Burton - 290 Burwood Rd Hawthorn Vic (Opposed conditionally)
- Donna Hoeymakers X2 - 3/111 Research Rd, Pooraka (Opposed)
- Peter Hoeymakers - 3/111 Research Rd, Pooraka (Opposed)
- Natasja Agerman - 29 Swallowtail Street Mount Barker (affected property unknown - Conditional Support)

I have addressed the planning related concerns under the following topics:

Traffic and Parking

Donna & Peter Hoeymakers and Peter Wiliams are concerned with the impact of excessive traffic and traffic noise with have on Research Road and the retirement village on the eastern side of Bridge Road.

PIA Planning Institute Australia Registered

Lou Fantasia PLANNING Pty Ltd
PO Box 472 MARDEN SA 5070
M 0413 743 405
E lou@loufantasiaplanning.com.au

Phil Weaver of Phil Weaver and associates has reviewed the traffic generation and impacts on the surrounding road network as a result of the change to the location of the Mosque building and site access arrangements.

The vast majority of traffic generated by the subject site would occur via the Research Road access points with only a small proportion of exit movements (and no entry movements) occurring via the proposed 'exit only' access point onto Bridge Road.

The design of the proposed on-site driveways and on-site car parking areas would readily accommodate passenger vehicles, which would accommodate the vast majority of movements to and from the site. It is important to note that the peak activity times for the Mosque and associated activities occurs in the evening and weekends outside of 'normal' business hours for the surrounding and nearby developments.

The primary access points and internal driveways accessed via Research Road would also accommodate service vehicles such as on-site waste collection up to and including Medium Rigid Vehicles (MRV's).

Phil Weaver concludes that the traffic generation is *"...unlikely to result in unacceptable adverse traffic impacts on the adjacent road network."*

Traffic noise for the proposed development which essentially seeks to relocate the main building further away from Bridge Road, and given the nature and level of existing vehicles using Bridge Road and Research Road is highly unlikely to result in unreasonable noise impacts on the retirement village on the eastern side of Bridge Road.

Noise impacts

Holcim (Humes)raise concern that the new location of the mosque should not compromise the existing business activities as well as planned upgrade works including the decommissioning of the existing concrete batching plant and facility located closer to the common boundary with the subject land.

The approved mosque building was located adjacent to Bridge Road and some 12.0 metres from the common boundary with the Humes site. The new location of the mosque would see the new building sited some 47.0 metres from the common boundary with Humes. The issue of noise impacts from existing commercial/ industrial on a 'potential sensitive use' ie mosque and associated activities was considered by Commissioner Green in the appeal against Council's conditional consent to the mixed use integrated development with place of worship, ancillary and associated facilities and activities within a multi-purpose space together with a cemetery, new access, parking areas, stormwater and landscaping works in the Industry Zone in the matter of Linscott & Ors v City of Salisbury & Anor SAERDC 30 (2018).

The Court heard evidence form Mr A Morabito, an experienced qualified acoustic engineer. Mr Morabito considered the potential noise impacts associated with the proposed development as well as the existing noise sources in the vicinity of the site that may impact on the proposed development itself, and in reverse, the potential impacts of the development on existing residential properties on the eastern side of Bridge Road. He formed the opinion that there would not be any significant noise impact on adjacent commercial/industrial development.

He formed the opinion that the proposed development is somewhat of a 'potential sensitive use' and therefore to mitigate conflict with existing development and land uses in the vicinity it should be designed to minimise external negative impacts from existing commercial/industrial noise sources within proximity of the subject land.

Mr Morabito concluded that masonry construction of the building which was located some 12.0 metres from the main industrial use ie Humes, would achieve the relevant acceptable internal noise levels for a place of worship with the inclusion of a minimum of 5mm 'monolithic glazing' to all windows (for mitigation of and industrial noise.

Commissioner Green was satisfied with Mr Morabito's acoustic assessment and recommendations The acoustics recommendations were imposed a condition of consent.

Humes have requested that an acoustic report be provided which '… *demonstrates that the Mosque will be protected from external noise intrusions expected within the Zone, including those generated by the proposed location and operation of Holcim's concrete pipe manufacturing facility.'*

The applicant has engaged Echo Acoustic Consulting to provide acoustic advice and recommendations to assist with minimising noise levels within the Mosque when exposed to external activities such as industry within the surrounding area and traffic.

Echo Acoustic Consulting has recommended a number of measures to minimise the influence of ambient environment noise within the Mosque building. These measures include precast concrete walls, external glazing, treatment to the roof and ceiling and mechanical ventilation.

The applicant agrees to incorporate these acoustic measures in the Mosque building.

Other Matter

The application is a new development application which seeks to vary the approved development in so far as the location of the Mosque building and access arrangements.

The application is not an application under Section 128 of the Planning Development and Infrastructure Act 2016.

Conclusion

In our opinion, the proposed development is not seriously at variance and displays sufficient merit to warrant the granting of Planning Consent, in that:

- The development of a Place of Worship on 90 Research Road with associated activities a cemetery, car parking, landscaping and stormwater arrangements on the adjacent land at 256-258 Bridge Road Pooraka is considered an appropriate land use within the zone, locality and on the subject land.
- The design, finish, height and scale of the Place of Worship would not be out of place in the locality.
- The incorporation of the recommend acoustic measures by Echo Acoustics Consulting will minimise the influence of the ambient environment as far as is reasonable and practicable when experienced within the Mosque.
- The proposed Place of Worship with associated activities a cemetery, car parking, landscaping and stormwater arrangements will not detrimentally impact on the operation of existing commercial, industrial, or residential land uses.
- The proposed access arrangements and parking accommodate expected demand in manner conducive to maintenance of a safe road environment and the locality.

We appreciate the opportunity to provide a response to the issues outlined in the letters of representation and note that several representations seek the opportunity to be heard in support of their submission.

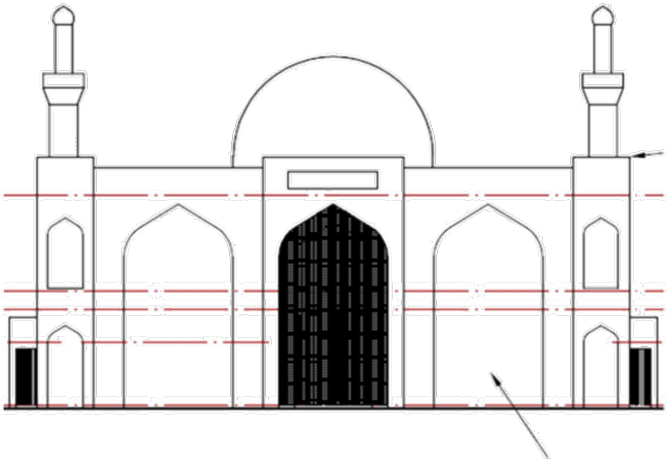
Please advise of the date and time of the Council's Assessment Panel

Please feel free to call me on 0413 743 405 or by email at lou@loufantasiaplanning.com.au should you have any questions or require any further information.

Yours faithfully

LFantasia

Lou Fantasia RPIA KCHS



Mosque 90 Research Road

External Noise Reduction

26 August 2024
Reference ID: 478-4

echo
Acoustic Consulting

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Figure 1 The Mosque and Surrounding Area 1
Figure 2 Glazing - North and East Elevation 3
Figure 3 Glazing – South and West Elevation 3
Figure 4 Airlock 4
Figure 5 Ceilings 4

Abbreviations

Assessment	Echo Acoustics *External Noise Reduction* with reference ID 478-4, dated 26 August 2024
Mosque	Mosque development at 90 Research Roach, Pooraka

Glossary

Ambient environment	The acoustic environment in the absence of the Mosque, including external activities such as industry in the surrounding area and traffic
Noise	An interchangeable term with sound but which is most often described as *unwanted sound*
Sound	An activity or operation which generates a fluctuating air pressure wave. The ear drum can perceive both the frequency (pitch) and the magnitude (loudness) of the fluctuations to convert those waves to sound

Introduction

The Mosque development at 90 Research Road, Pooraka (the **Mosque**) proposes to incorporate noise reduction measures into its facade construction to assist with minimising noise levels inside the Mosque when exposed to external activities such as industry within the surrounding area and traffic (the **ambient environment**).

This external noise reduction assessment (the **assessment**) provides recommendations to improve the noise reduction from each element of the facade to minimise the influence of the ambient environment as far as is reasonable and practicable when experienced within the Mosque.

The location of the Mosque and the general surrounding area influencing the ambient environment is shown in Figure 1.

Figure 1 The Mosque and Surrounding Area



Source Plan SA – SA Property & Planning Atlas

Recommendations

Noise predictions have been made to determine the external noise reduction achieved from each element of the facade to minimise the influence of the ambient environment as far as is reasonable and practicable when experienced within the Mosque.

The desktop predictions are based on a noise model of the Mosque and its construction details, to ensure each facade element provides a level of external noise reduction which maintains the integrity of each other element, so as to provide an outcome which is noticeably improved in comparison to a standard facade construction.

Each recommendation can be replaced with an alternative construction subject to being acoustically equivalent or subject to not affecting the noise levels inside the Mosque when considered in conjunction with the other construction recommendations.

External Walls

All external walls are recommended to be a minimum 100mm thick precast wall panel

External Glazing

All external glazing marked as blue in Figure 2 and Figure 3 is recommended to:

- incorporate a minimum of 10.38mm thick laminated glass
- be fixed glazing, awning, or casement type windows with seals fitted to each edge of the openable elements to restrict air infiltration when closed

Roof

The roof is recommended to be constructed from sheet metal roofing with a minimum base metal thickness of 0.48mm, and *Anticon HD 80* (thermal) insulation, or similar, directly under

Ceiling

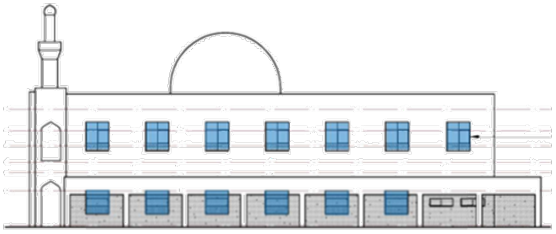
The ceilings of spaces marked as green in Figure 4 (being under the roof) are recommended to be constructed from 1 layer of 10mm thick plasterboard or 10mm thick plaster (as may be required for the domed ceiling) with a minimum of 50mm thick insulation (with a minimum density of 32kg/m^3) over the ceiling

External Doors

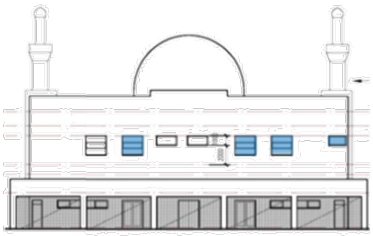
All external entry doors are recommended to be minimum 40mm thick solid core doors with acoustic seals all around, such as the *Raven "RP8Si"* (door bottom), *"RP10Si"* (door frame/perimeter), and *"RP16Si"* (meeting stile).

In addition, it is recommended that an airlock arrangement (two sets of doors in series) is incorporated for all access from outside to inside the main hall. That is, the front entry doors and the kitchen doors are duplicated to form an airlock arrangement. An example location for the duplicate doors is shown within the portico (refer Figure 4), subject to the portico being fully enclosed without any other openings from outside to inside that portico space, and between the kitchen and servery

Figure 2 Glazing - North and East Elevation

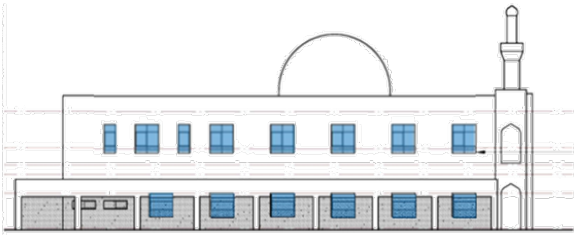


East Elevation

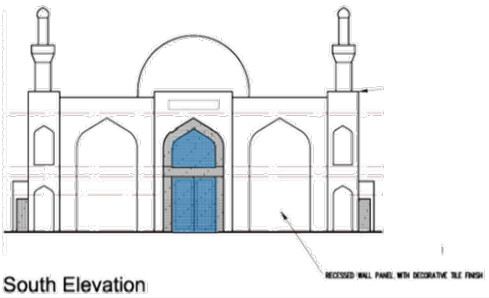


North Elevation

Figure 3 Glazing – South and West Elevation



West Elevation



South Elevation

Figure 4 Airlock

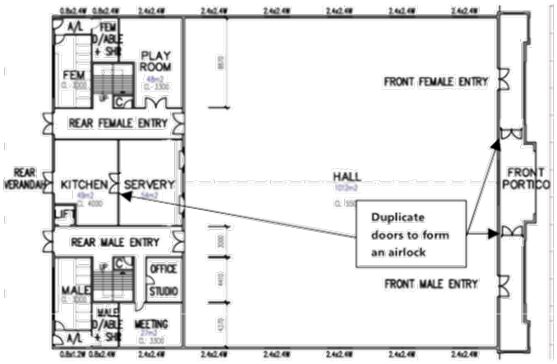
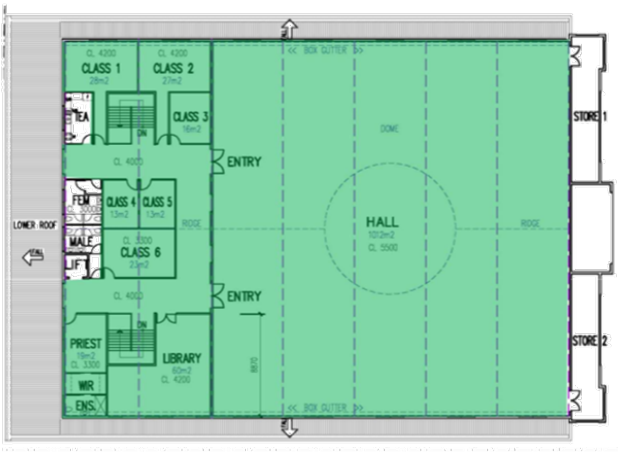


Figure 5 Ceilings



Mechanical Ventilation

Fresh air ventilation be provided to enable the doors and glazing elements to be closed during use of the Mosque.

Any mechanical ventilation associated with exhaust or supply air systems into spaces other than toilets are recommended to incorporate a minimum 2.5m length of sheet metal ductwork internally lined with 50mm thick insulation (with a density of 32kg/m^3).

Penetrations

All penetrations through the external building envelope (other than for acoustically insulated ventilation openings as above) should be sealed airtight.

References

Renown Building Designs Drawing 2315 DP2 to DP8 (inclusive) dated May 2023

Document History

Distribution:

Issue date	26 August 2024
Issued to	Jafaria Islamic Society Incorporated
Description	External Noise Reduction

Author Details:

Author	Mathew Ward
Mobile	0413 018 332
Email	MathewWard@echoacoustics.com.au

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echo
Acoustic Consulting

RE: RE 23038141 90 Research Rd Pooraka SA 5095 + 1 more location(s) - RFI and Current Status - engineering comments

Phil Weaver <glenphil@internode.on.net>

Dear Lou

I refer to our previous discussions in relation to the above matter and in particular to the design of the proposed left turn exit only access point on Bridge Road, Pooraka.

I am advised that the proposed development will infrequently be serviced by rigid body trucks and that these vehicles would typically both enter and exit the site to and from Research Road and would not require access via the proposed exit only access point on Bridge Road.

We anticipate that the largest vehicle required to access the site would be similar in length to either an MRV with a length of 6.8m or an approximately 10.4 long waste collection vehicles on the understanding that such vehicles would collect waste internally within the site and access the site both to and from Research Road.

Notwithstanding this we have included a figure (Figure A) showing a turning path diagram with this email response demonstrating the potential for an MRV to turn left out of the subject site directly onto Bridge Road. This figure indicates that such a vehicle would be at an angle of no less than 70 degrees when turning left out. Consequently, this design would also provide for cars turning out of this access point at an angle of no less than 70 degrees.

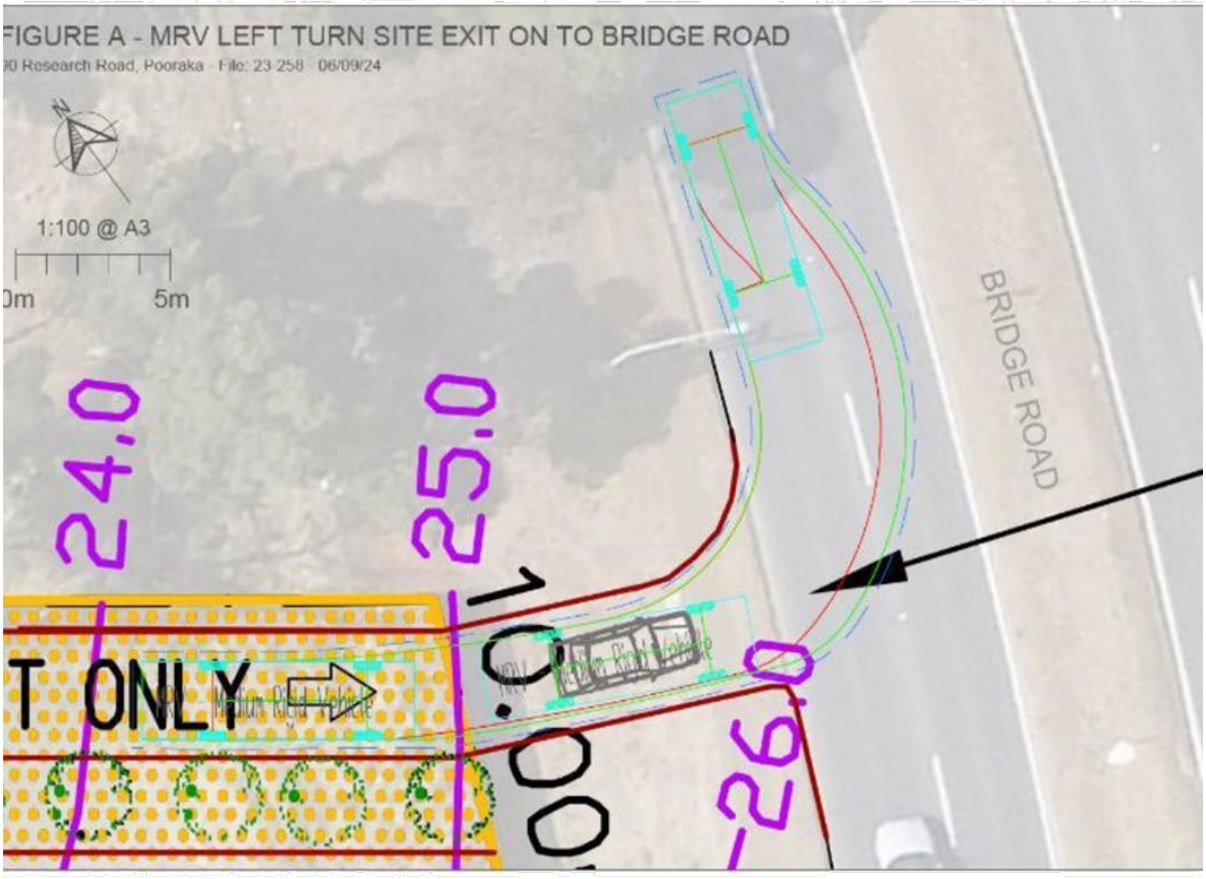
On the above basis we consider that the design of the proposed exit point onto Bridge Road would be meet the requirements of DIT when turning left out of the site onto this roadway.

Best wishes

Phil Weaver

PHIL WEAVER

PHIL WEAVER AND ASSOCIATES PTY LTD



Chris Carrey

From: Lou Fantasia <lou@loufantasiaplanning.com.au>
Sent: Tuesday, 9 April 2024 2:51 PM
To: Chris Carrey
Subject: RE: 23038141 90 Research Rd Pooraka SA 5095 + 1 more location(s) - initial comments following engineering review
Attachments: EP Prelim Site History Investigation Pooraka 01022024 comp 09-04-2024.pdf; RESEARCH 2315-D25 AMPDRGS (DP1-8)B.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Chris

1. Yes I removed all of the appendices as the file was too large to upload or email ie 202 mb.

   I have removed pages 101 – 194 and compressed the file. This version has the Site Contamination Declaration Form

   Does Council have a link to receive large files so I can send you the entire document?

2. Yes I can work with your description *Amendment to Development Approval (DA) 361/1549/2016/3B (as varied by DA 361/1547/2019 and 361/994/2020) for a Place of Worship and Cemetery - comprising: relocation of the Place of Worship building to 90 Research Road; re-design of the Place of Worship building including an increase in building height; two-way vehicular access to/from Research Road; vehicular egress only to Bridge Road; removal of the children's playground; and re-configuration of the stormwater detention basin.*

3. Your report says no signage, yet signage on the plan and elevations? The community have not decided on the sign as yet it is likely for the name of the mosque to be attached to the face of the building. I will have the sign removed Plans amended with notation (separate Application)
4. Requires DIT and Airport referral, and public notification. Yes agree
5. Phil Weaver report appears to speak to a maximum attendance of 300 persons at any one time, yet your report references 500, 7 times a year? What he is saying that there are 4-5 significant prayer events during Ramadhan with the largest gathering being btn 150 -300 on the 23rd night of Ramadhan plus other events such as weddings. Notwithstanding the number of events and anticipate numbers the site has the capacity, based on carparking provision, to accommodate up to 634 people. Please note that the Mosque has been designed to accommodate 500 people max (my report).

Please call if you wish to discuss

Kind Regards

L Fantasia

1

Item 8.1.1 - Attachment 2 - Sign on Land and Representations

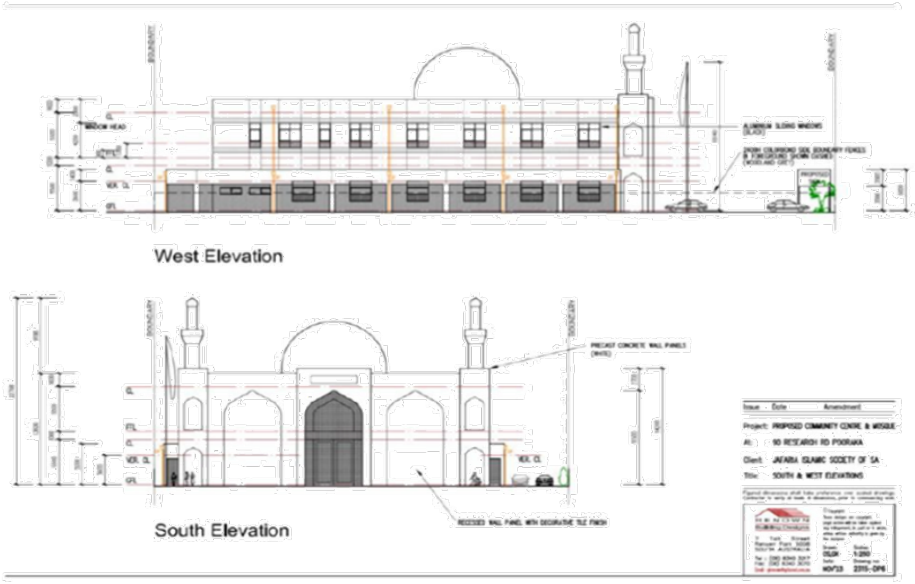
Appendix 2

Copy of Sign Displayed on the Land and Representations

Proposed Development

90 RESEARCH RD, POORAKA SA 5095 &
256-258 BRIDGE RD, POORAKA SA 5095

PlanSA



APPLICATION NUMBER

23038141

NATURE OF DEVELOPMENT

Amendment to Development Approval (DA) 361/1549/2016/3B (as varied by DA 361/1547/2019 and 361/994/2020) for a Place of Worship and Cemetery - comprising: - relocation of the Place of Worship building to 90 Research Road.
- re-design of the Place of Worship building including an increase in building height.
- two-way vehicular access to/from Research Road.
- vehicular egress only to Bridge Road; removal of the children's playground.
- re-configuration of the stormwater detention basin.

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 06-06-2024

FOR MORE INFORMATION

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

Item 8.1.1 - Attachment 2 - Sign on Land and Representations

Details of Representations

Application Summary

Application ID	23038141
Proposal	Amendment to Development Approval (DA) 361/1549/2016/3B (as varied by DA 361/1547/2019 and 361/994/2020) for a Place of Worship and Cemetery - comprising: - relocation of the Place of Worship building to 90 Research Road. - re-design of the Place of Worship building including an increase in building height. - two-way vehicular access to/from Research Road. - vehicular egress only to Bridge Road; removal of the children's playground. - re-configuration of the stormwater detention basin.
Location	256-258 BRIDGE RD POORAKA SA 5095, 90 RESEARCH RD POORAKA SA 5095

Representations

Representor 1 - Maryanne Camerini

Name	Maryanne Camerini
Address	43a Coomurra dr SALISBURY HEIGHTS SA, 5109 Australia
Submission Date	19/05/2024 05:06 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	

Attached Documents

Representations

Representor 2 - Sidra Batool

Name	Sidra Batool
Address	51 Henderson Avenue,Pooraka POORAKA SA, 5095 Australia
Submission Date	21/05/2024 03:36 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 support the development
Reasons This centre held multicultural programs for people of many countries (pakistan,India,Afghanistan,Iran,Indonesia,Iraq..) We as an Australian need this to be Granted as soon as possible . Thank you	

Attached Documents

Representations

Representor 3 - Peter Williams

Name	Peter Williams
Address	31. 30 Burri street INGLE FARM SA, 5098 Australia
Submission Date	04/06/2024 11:00 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 Proximity to retirement village on Bridge Road Size of development Excessive traffic Excessive noise Rotting bodies affecting aquifer Conflict caused by Muslims and anti Muslims	

Attached Documents

Representations

Representor 4 - Stewart Burton

Name	Stewart Burton
Address	290 Burnwood Road HAWTHORN VIC, 3122 Australia
Submission Date	04/06/2024 02:03 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 Please refer to the attached written representation.	

Attached Documents

HolcimRepresentationfinal_da23038141-8341817.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Development Number:	23038141
Nature of Development:	Amendment to Development Approval (DA) 361/1549/2016/3B (as varied by DA 361/1547/2019 and 361/994/2020) for a Place of Worship and Cemetery - comprising: - relocation of the Place of Worship building to 90 Research Road. - re-design of the Place of Worship building including an increase in building height. - two-way vehicular access to/from Research Road. - vehicular egress only to Bridge Road; removal of the children's playground. - re-configuration of the stormwater detention basin.
Zone/Sub-zone/Overlay:	Strategic Employment
Subject Land:	90 Research Road, Pooraka SA 5095 and 256-258 Bridge Road, Pooraka, SA 5095
Contact Officer:	Chris Carrey
Phone Number:	8406 8222
Close Date:	**Thurs 6 June 2024**

My name*:	[redacted]
My postal address*:	[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:

[attach additional pages as needed]

Government of South Australia
Attorney-General's Department

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

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

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

I: ☐ 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: _____

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission:
plan.sa.gov.au/have_your_say/notified_developments/current_notified_developments

Humes
Holcim (Australia) Pty Ltd
Lot 1 Woodstock Avenue
ROOTY HILL NSW 2766
AUSTRALIA
ABN 87 099 732 297
[redacted]
www.holcim.com.au

04 June 2024

City of Salisbury
34 Church Street
SALISBURY SA 5108

Attn: Chris Carrey

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

Subject: Representation in relation to Development Application 23038141
Nature of Development: Variation to Development Application (DA) 361/1549/3B for an Integrated Development Comprising Place of Worshop, Multi-Purpose Space, Cemetery, Burial Building and Associated Carparking, Landscaping and Drainage Works
Location: 256-258 Bridge Road, Pooraka (Approved) and 90 Research Road, Pooraka (Proposed)

Dear Chris,

We refer to the application by Jafaria Islamic Society Inc. (the 'Applicant') to vary Development Application (DA) 361/1549/2016/3B for an integrated mixed-use development comprising a Place of Worship (Mosque), a multi-purpose space, associated cemetery and burial building, carparking, landscaping and drainage infrastructure. The proposed development will be established in the suburb of Pooraka, at 256-258 Bridge Road (approved) and 90 Research Road (proposed).

Humes Concrete Products ('Humes') is a division of Holcim Australia Pty Ltd ('Holcim') which operates from adjoining land to the north at 39-45 Maxwell Road, Pooraka. Established in circa 1986, Holcim enjoys existing land use rights to manufacture steel reinforced concrete pipes, culverts and a wide range of engineered precast concrete and environmental products from the subject site.

In preparing this submission, we have considered the plans and information uploaded onto the PlanSA Portal for the public's consideration. As a long-standing industrial land use, we wish to ensure that any approval issued to vary DA 361/1549/3B does not in any way compromise the ability for Holcim to continue existing business operations, or to expand or modify these existing business operations in a manner consistent with the Desired Outcomes (DO's) and relevant provisions of the Strategic Employment Zone.

Consistent with our submission lodged for the original application (DA 361/1549/3B), we express concern with the proposed relocation of the Mosque, which will be positioned closer to the common boundary which separates our land from the proposed development site (i.e. on land located at 90 Research Road). In our opinion, there is insufficient information available to adequately demonstrate that the proposed development (in its varied form and location) will be protected from adverse amenity related impacts associated with the types of industrial activities contemplated and which occur within the Strategic Employment Zone.

These concerns are expressed in the context of our existing business operations, as well as planned upgrades works, including the proposed decommission of our existing concrete batching and steel reinforced concrete pipe manufacturing facility, which is to be replaced by a facility that will be located to the south-west of the existing site, adjacent the dividing boundary which separates the proposed development from our land. The intent of this change is to accommodate more efficient business practices and to also maximise the separation distance of higher-impacting activities from sensitive receivers positioned on the eastern side of Bridge Road.

Referring to the Desired Outcomes of the Strategic Employment Zone, our intention to modify existing business activities within a zone which specifically contemplates such activities should not in any way be compromised by the variations to the approved development now proposed by the Jafaria Islamic Society Inc.

Background

By decision dated 28 February 2017, the City of Salisbury Development Assessment Panel (the 'Panel') granted Development Plan Consent to Development Application 361/1549/2016/3B, described at the time as "a Place of Worship with associated activities and a cemetery with car parking, landscaping and stormwater arrangements at 256-258 Bridge Road, Pooraka".

As discussed above, Humes submitted a representation opposing that original application, expressing concern with the nature of the proposed use and its susceptibility to adverse noise impacts attributable to established industrial operations, including Holcim's concrete batching facility (Development Application 361/1258/2016/2B).

We understand that other third parties subsequently instigated appeal proceedings against the decision of the Development Assessment Panel, and the matter was deliberated upon by the Honourable Commissioner Green in the South Australian Environment Resources and Development Court (the 'Court').

The Panel's decision to approve the application was upheld by the Court, which subsequently issued a Consent Order to approve the application (subject to a number of conditions). Relevant to our opinion on the proposal now before the Council, was the Court's careful consideration of potential interface impacts including the audible impacts of established industries on proposed activities to occur within the Mosque.

At the time, the site of the proposed development (256-258 Bridge Road) was located within the Industry Zone. Much like the provisions of the Strategic Employment Zone (discussed below) the Court carefully considered the objectives of that Zone which sought

to accommodate a wide range of industrial, warehouse, storage and transport uses. The Court accepted evidence provided by a qualified acoustic engineer who considered specifically the potential impacts of noise generated by Humes activities on the proposed development.

Acting under instruction from Holcim, the evidence tendered by the acoustic engineer was informed by noise data provided by Sonus on the approved concrete batching facility location, positioned to the east of the existing batching facility (directly adjacent Bridge Road). Whilst that facility was never constructed, email communication from Sonus emphasised the importance of the Mosque being designed and sited in a manner which addressed external noise impacts so as to not constrain or jeopardise existing or proposed Holcim operation. In that email exchange, Sonus foreshadowed Holcim's intention to extend its operating hours and to establish a new concrete pipe manufacturing facility (which includes a new concrete batching plant) directly alongside the southern property boundary (as is now proposed).

In Paragraphs 136 and 137 of his judgement, the Hon. Commissioner Green provided the following summary of the evidence tendered by the acoustic engineer:

> *Mr Morabito considered the potential noise impacts associated with the proposed development as well as the existing noise sources in the vicinity of the site that may impact on the proposed development itself, and in reverse, the potential impacts of the development on existing residential properties to the east. He formed the opinion that there would not be any significant noise impact on adjacent commercial/industrial development.*
>
> *He also formed the opinion that the proposed development is somewhat of a 'potential sensitive use' and therefore to mitigate conflict with existing development and land uses in the vicinity it should be designed to minimise those external negative impacts. He identified individual noise sources, the potential to impact on elements of the development and the relevant assessment criteria to be met to mitigate the potential impacts therefrom. He also considered traffic and industrial noise in particular as well as from air-conditioning and other plant and equipment and the activities of people, their voices and/or movement of vehicles and goods within adjacent properties.*

Discussion

The site of the approved development is 256-258 Bridge Road, whilst the variations now proposed will see the expansion of the 'development site' to incorporate 90 Research Road.

More specifically, whereas the approved Mosque has a frontage to Bridge Road, the variation application now proposes to relocate the approved Mosque to 90 Research Road. With the exception of an 'exit only' driveway connection to Bridge Road, the balance of land (3,350m2 formerly set aside for the approved Mosque) will remain vacant for an undetermined period of time.

Contrary to the statement made by the Applicant's Planning Consultant (i.e. that the size of the proposed Mosque building will be "substantially smaller" than the approved Mosque

building) we note that the size of the approved and proposed Mosque buildings remain substantially the same. That is, the approved Mosque building comprises a total floor area of some 2,295m2 (ground and basement floor areas of 1,080m2 each, together with an Office floor area of 135m2), whilst the proposed building will comprise a total floor area of some 2,160m2 (ground and first floor levels of 1,012m2 each).

The variation application also seeks to expand the size of the cemetery, which will now extend to the northern boundary (formerly set back off the northern boundary to accommodate a two-way driveway). Other changes include alterations to parking, access and egress arrangements and changes to the design of the stormwater detention system. No changes to the capacity of the facility or hours of operation are proposed.

The site of the approved and proposed development (in its expanded form) is located within the Strategic Employment Zone. In our opinion PO 1.1 and PO 1.2 are particularly relevant to the assessment of the variations now proposed (with underlining provided for emphasis):

> ***PO 1.1:*** *Development primarily for a range of higher-impacting land uses including general industry, warehouse, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.*

> ***PO 1.2:*** *Development on land adjacent to another zone which is used for residential purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.*

DPF 1.2 also provides insight into the into the intent of PO 1.2:

> ***DPF 1.2:*** *Development involving an of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes:*
>
> .....
>
> (g) Place of worship

PO 1.1. conveys a clear intent for the Zone to primarily accommodate higher-impacting land uses. Whilst this PO also contemplates other forms of development, these should be compatible with, and not impede the operation of employment-generating uses, particularly in those parts of the zone unaffected by an interface with sensitive uses, where industrial activities may otherwise need to be moderated.

The proposed location of the Mosque is contrary to the intent of PO 1.1. Whereas the approved Mosque is positioned at the interface between the Strategic Employment Zone and the General Neighbourhood Zone, the variation application proposes the relocation of the Mosque further into the Strategic Employment Zone. Taking into consideration the specific nature of activities to occur from within the Mosque, and its associated cemetery (i.e. services, prayer, funerals, weddings etc.) the proposed development (including most

notably the relocated Mosque) has the potential to unduly impact the operations of existing industrial and employment generating uses, including existing and proposed Holcim operations.

As discussed above, Holcim proposes to decommission its existing concrete pipe manufacturing facility, which is to be replaced with an upgraded facility, positioned to the south-west and some 35 metres from the southern boundary. Technological advancements in concrete manufacturing machinery, combined with a notable increase in setbacks from established residential properties to the east will allow Humes to increase its productivity whilst simultaneously managing and reducing interface impacts on established residences. Whilst these changes are entirely consistent with the intent of the Strategic Employment Zone (most notably PO 1.1), the proposed relocation of the Mosque will notably reduce setbacks between that proposed building and Holcim's proposed concrete pipe manufacturing facility, in particular the concrete batching plant), and other existing higher-impacting activities occurring from Holcim's land. Noting the Desired Outcomes of the Strategic Employment Zone, neither our existing nor planned business operations should be compromised by the proposed location of the Mosque.

Whilst PO 1.2 does contemplate that the Strategic Employment Zone may accommodate other lower-impacting, non-residential uses (such as a Place of Worship), the location of such uses should be confined to the periphery of the Zone to assist with the management of interface impacts on established residential properties.

The proposed location of the Mosque is no longer at the periphery of the Zone and adjacent residential properties to the east. Rather, the site of the mosque will be positioned some 180 metres west of the closest residential property with land adjacent Bridge Road now excluded from the 'site' of the proposed development. Without a clear understanding of how the balance of land will be developed, the variations now proposed could also see the Mosque eventually surrounded on all sides by higher-impacting industrial uses. The variations now proposed also increases the risk of the balance of vacant land addressing Bridge Road being used in future for higher-impacting industrial uses, contrary to the intent of PO 1.2.

Further to the above discussion, the Applicant's Planning Consultant asserts the proposed development (as varied) "is not inconsistent with the intent of PO 1.1. and DTS/DPF 1.1" and that the proposed development "is also consistent with PO 1.2 and DTS/DPF 1.1". For the reasons expressed above, the proposed development (as varied) represents a greater departure from the fundamental intent of the Strategic Employment Zone and is at odds with the PO 1.1 and PO 1.2.

Part 8 of the Planning and Design Code (Administrative Terms and Definitions) provides the following definition of 'Sensitive Receiver':

> ***Sensitive Receiver*** *means:*
>
> *(a) any use for residential purposes or land zoned primarily for residential purposes;*
> *(b) child care facility;*
> *(c) educational facility;*
> *(d) hospital;*
> *(e) supported accommodation;*
> *(f) tourist accommodation.*

The term 'Sensitive Receiver' is referenced throughout the Interface between Land Uses module of the Code, to identify those land uses which may be susceptible to external amenity related impacts generated by non-residential uses. As the proposed development is not a 'Sensitive Receiver', we understand that the Interface between Land Uses provisions are not applicable to the assessment of this variation application, or the assessment of any other application proposed by Humes to modify or expand its business operations (other than where such impacts relate to established residences situated on the opposite side of Bridge Road).

Notwithstanding, and referring back to the intent of PO 1.1 of the Strategic Employment Zone, it remains incumbent on the Applicant to demonstrate that the variations now proposed (including most notably the design and siting of the Mosque) will be protected from existing and proposed external noise sources generated by Holcim operations. In addition to demonstrating that the proposed use is 'compatible' with existing industrial activities occurring within the surrounding locality, the application should demonstrate that plans proposed by Holcim to relocate its existing concrete pipe manufacturing facility will not in any way be compromised by the proposed location of the Mosque.

Accordingly, we are of the view that a decision on the Application should not be made without an acoustic assessment which demonstrates that the proposed Mosque would not unduly impede the use of Holcim's land (being land in other ownership within the zone) for employment-generating uses as per Zone PO 1.1. This could be achieved by demonstrating that:

a. Noise levels experienced by the Mosque would achieve the relevant criteria of the Environment Protection (Commercial and Industrial Noise) Policy 2023; and

b. The Mosque would not create an additional constraint on the proposed changes to business operations occurring from Holcim's land. That is, noise produced by Holcim, anywhere on the site, which achieves the Environment Protection (Commercial and Industrial Noise) Policy 2023 at residences would also achieve the Policy requirements within the Mosque.

Procedural Considerations

We understand the Application is being assessed as a variation to DA 361/1549/3B, pursuant to Section 128 of the Planning Development and Infrastructure Act 2016. However, whereas the site of DA 361/1549/3B was confined to 256-258 Bridge Road, the variations now proposed will expand the 'development site' to include land located at 90 Research Road. As the site of the development is now changing/expanding, we question the validity of processing the Application under Section 128, rather than as a new application which now incorporates an additional allotment.
Accordingly, and to address the risk of judicial review, we respectfully ask the Council to review and confirm the accuracy in the process applied to the assessment of the application.

Summary

Holcim has reviewed the plans and supporting documentation submitted with the Application to vary DA 361/1549/3B.

Following this review, Holcim is concerned with the proposed relocation of the Mosque which is no longer proposed to be located at the interface with Bridge Road and residential properties to the east. Rather, the Mosque is now proposed to be positioned further into the Strategic Employment Zone. Given the nature of the use proposed, the variations now under consideration by the Council have the potential to unduly impede the use of surrounding land for industrial and employment generating purposes, including plans by Holcim to install its new concrete pipe manufacturing facility adjacent the cemetery and the proposed location of the Mosque. In our opinion, the variations are at odds with PO 1.1 and PO 1.2 of the Strategic Employment Zone.

If the proposed location of the Mosque is supported by the Council Assessment Panel, it is our opinion that such a decision should not be made without the Applicant first preparing an acoustic report which demonstrates that the Mosque will be protected from external noise intrusions expected within the Zone, including those generated by the proposed location and operation of Holcim's concrete pipe manufacturing facility.
We welcome the opportunity to present the Council Assessment Panel in support of our submission.

Should you wish to discuss the content of this letter in further detail, please do not hesitate to contact the undersigned on 0429791348.

Yours sincerely,

Stewart Burton
Planning Approvals Manager – Victoria and South Australia

Strength. Performance. Passion.

A Member of Holcim

Representations

Representor 5 - Donna Hoeymakers

Name	Donna Hoeymakers
Address	3/111 Research Road POORAKA SA, 5095 Australia
Submission Date	06/06/2024 11:08 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

As previously, we objected to the initial submission along with many other concerned business owners on Research Road and still hold the same position on the following grounds. Many business owners felt that strongly about this that the invested a great deal of money to fight the original submission - to no avail. - We purchased at the top of Research Road in 2003 on the grounds that this is an industrial area. - We are concerned that the proposals that have already been approved are being utilised for other concerns and would be concerned with future applications. As sighted in the arial view of the proposal, the property has be utilised as a truck storage area, particularly in the "vacant land" area which visually impacts on our business. - Research Road is already over utilised particularly with heavy vehicles that often leave concrete and stone residue resulting in an exaggerated amount of road rage, particularly at the eastern intersection at Bridge Road on the hill, as more timid or inexperienced drivers have trouble with hill starts, whilst slipping in the debris. Directly outside our driveway, affecting our business and customers. - Research Road is not equipped to cope with greater traffic, there is no left turn lane onto Bridge Road and there already are many accidents at this intersection. - At the western end of Research Road to Main North Road, this intersection is also dangerous and the build up of traffic also causes major frustrations and accidents. - We appreciate the application indicates driveway access and car parking, but at busy times at the property there are many vehicles already parking and causing traffic congestion on Research Road. - We work many various hours at our business and believe the congestion of traffic will effect our business.

Attached Documents

Representations

Representor 6 - Donna Hoeymakers

Name	Donna Hoeymakers
Address	3/111 Research Road POORAKA SA, 5095 Australia
Submission Date	06/06/2024 11:53 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

As previously, we objected to the initial submission along with many other concerned business owners on Research Road and still hold the same position on the following grounds. Many business owners felt that strongly about this that the invested a great deal of money to fight the original submission - to no avail. - We purchased at the top of Research Road in 2003 on the grounds that this is an industrial area. - We are concerned that the proposals that have already been approved are being utilised for other concerns and would be concerned with future applications. As sighted in the arial view of the proposal, the property has be utilised as a truck storage area, particularly in the "vacant land" area which visually impacts on our business. - Research Road is already over utilised particularly with heavy vehicles that often leave concrete and stone residue resulting in an exaggerated amount of road rage, particularly at the eastern intersection at Bridge Road on the hill, as more timid or inexperienced drivers have trouble with hill starts, whilst slipping in the debris. Directly outside our driveway, affecting our business and customers. - Research Road is not equipped to cope with greater traffic, there is no left turn lane onto Bridge Road and there already are many accidents at this intersection. - At the western end of Research Road to Main North Road, this intersection is also dangerous and the build up of traffic also causes major frustrations and accidents. - We appreciate the application indicates driveway access and car parking, but at busy times at the property there are many vehicles already parking and causing traffic congestion on Research Road. - We work many various hours at our business and believe the congestion of traffic will effect our business.

Attached Documents

Representations

Representor 7 - Pete Hoeymakers

Name	Pete Hoeymakers
Address	3/111 Research Road POORAKA SA, 5095 Australia
Submission Date	06/06/2024 12:24 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

As previously, we objected to the initial submission along with many other concerned business owners on Research Road and still hold the same position on the following grounds. Many business owners felt that strongly about this that the invested a great deal of money to fight the original submission - to no avail. - We purchased at the top of Research Road in 2003 on the grounds that this is an industrial area. - Safety to pedestrians due to over utilisation of Research Road, not equipped to cope with the excess traffic. - Both intersections east and west are already dangerous, with many users frustrated and turning in road rage. - Heavy vehicle truck usage, makes it un safe for cars parked either side of the road, adding to congestion and we would be concerned that pedestrian's will leave their vehicles and the risk of being hit by a truck is very high. - Already many vehicles parked either side of road as the facility is already being used. Carparks do not appear to be used at the moment or users of the facility choose not to use their already designated carparks.

Attached Documents

Item 8.1.1 - Attachment 3 - Response to Representations

Appendix 3

Applicant's Response to Representations

Lou Fantasia PLANNING

30 August 2024

Chris Carrey
Team Leader Planning
Development Services
City of Salisbury
34 Church Street
SALISBURY SA 5108

Dear Chris

Response to representations- Development Application 23037141 at 90 Research Road and 256-258 Bridge Road

Thank you for forwarding a copy of the representations received in relation to this development application. We have now reviewed these representations and provide the response below.

Representations

Seven representations (two from the same person) have been received during the public notification of the development application. One of the representations is in support of the development, one is opposed but would like to seek and acoustic report and the others oppose the proposed development:

- Sidra Batool - 51 Henderson Avenue, Pooraka (Support)
- Maryanne Camerini - 43a Coomurra Dr Salisbury Heights (Opposed)
- Peter Williams - 31/30 Burri Street Ingle Farm (Opposed)
- Humes Holcim (Australia) Pty Ltd - Stewart Burton - 290 Burwood Rd Hawthorn Vic (Opposed conditionally)
- Donna Hoeymakers X2 - 3/111 Research Rd, Pooraka (Opposed)
- Peter Hoeymakers - 3/111 Research Rd, Pooraka (Opposed)
- Natasja Agerman - 29 Swallowtail Street Mount Barker (affected property unknown - Conditional Support)

I have addressed the planning related concerns under the following topics:

Traffic and Parking

Donna & Peter Hoeymakers and Peter Wiliams are concerned with the impact of excessive traffic and traffic noise with have on Research Road and the retirement village on the eastern side of Bridge Road.

PIA Planning Institute Australia Registered

Lou Fantasia PLANNING Pty Ltd
PO Box 472 MARDEN SA 5070
M 0413 743 405
E lou@loufantasiaplanning.com.au

Phil Weaver of Phil Weaver and associates has reviewed the traffic generation and impacts on the surrounding road network as a result of the change to the location of the Mosque building and site access arrangements.

The vast majority of traffic generated by the subject site would occur via the Research Road access points with only a small proportion of exit movements (and no entry movements) occurring via the proposed 'exit only' access point onto Bridge Road.

The design of the proposed on-site driveways and on-site car parking areas would readily accommodate passenger vehicles, which would accommodate the vast majority of movements to and from the site. It is important to note that the peak activity times for the Mosque and associated activities occurs in the evening and weekends outside of 'normal' business hours for the surrounding and nearby developments.

The primary access points and internal driveways accessed via Research Road would also accommodate service vehicles such as on-site waste collection up to and including Medium Rigid Vehicles (MRV's).

Phil Weaver concludes that the traffic generation is *"...unlikely to result in unacceptable adverse traffic impacts on the adjacent road network."*

Traffic noise for the proposed development which essentially seeks to relocate the main building further away from Bridge Road, and given the nature and level of existing vehicles using Bridge Road and Research Road is highly unlikely to result in unreasonable noise impacts on the retirement village on the eastern side of Bridge Road.

Noise impacts

Holcim (Humes)raise concern that the new location of the mosque should not compromise the existing business activities as well as planned upgrade works including the decommissioning of the existing concrete batching plant and facility located closer to the common boundary with the subject land.

The approved mosque building was located adjacent to Bridge Road and some 12.0 metres from the common boundary with the Humes site. The new location of the mosque would see the new building sited some 47.0 metres from the common boundary with Humes. The issue of noise impacts from existing commercial/ industrial on a 'potential sensitive use' ie mosque and associated activities was considered by Commissioner Green in the appeal against Council's conditional consent to the mixed use integrated development with place of worship, ancillary and associated facilities and activities within a multi-purpose space together with a cemetery, new access, parking areas, stormwater and landscaping works in the Industry Zone in the matter of Linscott & Ors v City of Salisbury & Anor SAERDC 30 (2018).

The Court heard evidence form Mr A Morabito, an experienced qualified acoustic engineer. Mr Morabito considered the potential noise impacts associated with the proposed development as well as the existing noise sources in the vicinity of the site that may impact on the proposed development itself, and in reverse, the potential impacts of the development on existing residential properties on the eastern side of Bridge Road. He formed the opinion that there would not be any significant noise impact on adjacent commercial/industrial development.

He formed the opinion that the proposed development is somewhat of a 'potential sensitive use' and therefore to mitigate conflict with existing development and land uses in the vicinity it should be designed to minimise external negative impacts from existing commercial/industrial noise sources within proximity of the subject land.

Mr Morabito concluded that masonry construction of the building which was located some 12.0 metres from the main industrial use ie Humes, would achieve the relevant acceptable internal noise levels for a place of worship with the inclusion of a minimum of 5mm 'monolithic glazing' to all windows (for mitigation of and industrial noise.

Commissioner Green was satisfied with Mr Morabito's acoustic assessment and recommendations The acoustics recommendations were imposed a condition of consent.

Humes have requested that an acoustic report be provided which '… *demonstrates that the Mosque will be protected from external noise intrusions expected within the Zone, including those generated by the proposed location and operation of Holcim's concrete pipe manufacturing facility.'*

The applicant has engaged Echo Acoustic Consulting to provide acoustic advice and recommendations to assist with minimising noise levels within the Mosque when exposed to external activities such as industry within the surrounding area and traffic.

Echo Acoustic Consulting has recommended a number of measures to minimise the influence of ambient environment noise within the Mosque building. These measures include precast concrete walls, external glazing, treatment to the roof and ceiling and mechanical ventilation.

The applicant agrees to incorporate these acoustic measures in the Mosque building.

Other Matter

The application is a new development application which seeks to vary the approved development in so far as the location of the Mosque building and access arrangements.

The application is not an application under Section 128 of the Planning Development and Infrastructure Act 2016.

Conclusion

In our opinion, the proposed development is not seriously at variance and displays sufficient merit to warrant the granting of Planning Consent, in that:

- The development of a Place of Worship on 90 Research Road with associated activities a cemetery, car parking, landscaping and stormwater arrangements on the adjacent land at 256-258 Bridge Road Pooraka is considered an appropriate land use within the zone, locality and on the subject land.
- The design, finish, height and scale of the Place of Worship would not be out of place in the locality.
- The incorporation of the recommend acoustic measures by Echo Acoustics Consulting will minimise the influence of the ambient environment as far as is reasonable and practicable when experienced within the Mosque.
- The proposed Place of Worship with associated activities a cemetery, car parking, landscaping and stormwater arrangements will not detrimentally impact on the operation of existing commercial, industrial, or residential land uses.
- The proposed access arrangements and parking accommodate expected demand in manner conducive to maintenance of a safe road environment and the locality.

We appreciate the opportunity to provide a response to the issues outlined in the letters of representation and note that several representations seek the opportunity to be heard in support of their submission.

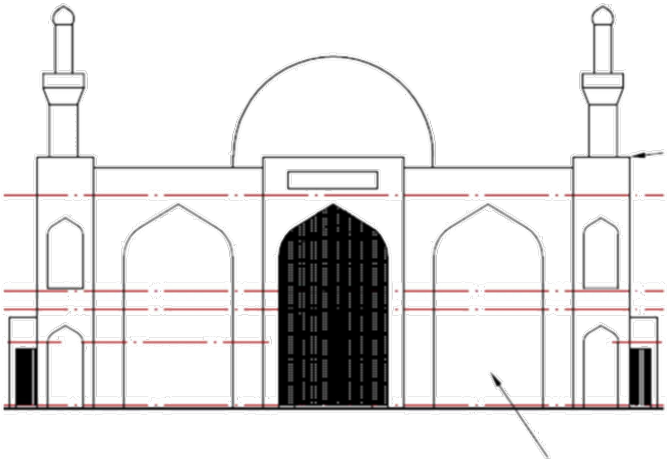
Please advise of the date and time of the Council's Assessment Panel

Please feel free to call me on 0413 743 405 or by email at lou@loufantasiaplanning.com.au should you have any questions or require any further information.

Yours faithfully

LFantasia

Lou Fantasia RPIA KCHS



Mosque 90 Research Road

External Noise Reduction

26 August 2024
Reference ID: 478-4

echo
Acoustic Consulting

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Abbreviations

Assessment	Echo Acoustics *External Noise Reduction* with reference ID 478-4, dated 26 August 2024
Mosque	Mosque development at 90 Research Roach, Pooraka

Glossary

Ambient environment	The acoustic environment in the absence of the Mosque, including external activities such as industry in the surrounding area and traffic
Noise	An interchangeable term with sound but which is most often described as *unwanted sound*
Sound	An activity or operation which generates a fluctuating air pressure wave. The ear drum can perceive both the frequency (pitch) and the magnitude (loudness) of the fluctuations to convert those waves to sound

Introduction

The Mosque development at 90 Research Road, Pooraka (the **Mosque**) proposes to incorporate noise reduction measures into its facade construction to assist with minimising noise levels inside the Mosque when exposed to external activities such as industry within the surrounding area and traffic (the **ambient environment**).

This external noise reduction assessment (the **assessment**) provides recommendations to improve the noise reduction from each element of the facade to minimise the influence of the ambient environment as far as is reasonable and practicable when experienced within the Mosque.

The location of the Mosque and the general surrounding area influencing the ambient environment is shown in Figure 1.

Figure 1 The Mosque and Surrounding Area



Source Plan SA – SA Property & Planning Atlas

Recommendations

Noise predictions have been made to determine the external noise reduction achieved from each element of the facade to minimise the influence of the ambient environment as far as is reasonable and practicable when experienced within the Mosque.

The desktop predictions are based on a noise model of the Mosque and its construction details, to ensure each facade element provides a level of external noise reduction which maintains the integrity of each other element, so as to provide an outcome which is noticeably improved in comparison to a standard facade construction.

Each recommendation can be replaced with an alternative construction subject to being acoustically equivalent or subject to not affecting the noise levels inside the Mosque when considered in conjunction with the other construction recommendations.

External Walls

All external walls are recommended to be a minimum 100mm thick precast wall panel

External Glazing

All external glazing marked as blue in Figure 2 and Figure 3 is recommended to:

- incorporate a minimum of 10.38mm thick laminated glass
- be fixed glazing, awning, or casement type windows with seals fitted to each edge of the openable elements to restrict air infiltration when closed

Roof

The roof is recommended to be constructed from sheet metal roofing with a minimum base metal thickness of 0.48mm, and *Anticon HD 80* (thermal) insulation, or similar, directly under

Ceiling

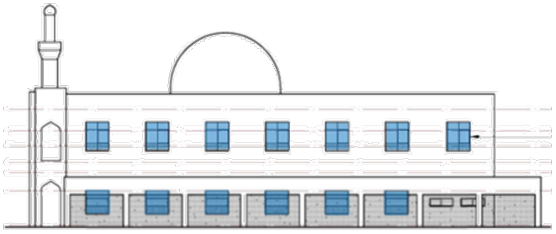
The ceilings of spaces marked as green in Figure 4 (being under the roof) are recommended to be constructed from 1 layer of 10mm thick plasterboard or 10mm thick plaster (as may be required for the domed ceiling) with a minimum of 50mm thick insulation (with a minimum density of 32kg/m^3) over the ceiling

External Doors

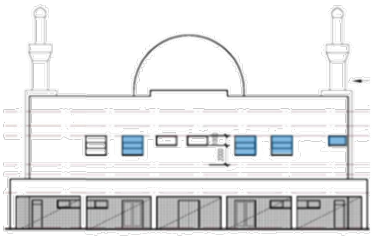
All external entry doors are recommended to be minimum 40mm thick solid core doors with acoustic seals all around, such as the *Raven "RP8Si"* (door bottom), *"RP10Si"* (door frame/perimeter), and *"RP16Si"* (meeting stile).

In addition, it is recommended that an airlock arrangement (two sets of doors in series) is incorporated for all access from outside to inside the main hall. That is, the front entry doors and the kitchen doors are duplicated to form an airlock arrangement. An example location for the duplicate doors is shown within the portico (refer Figure 4), subject to the portico being fully enclosed without any other openings from outside to inside that portico space, and between the kitchen and servery

Figure 2 Glazing - North and East Elevation

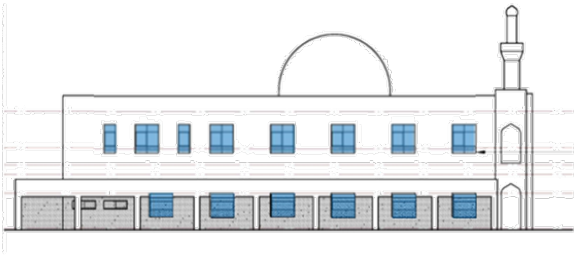


East Elevation

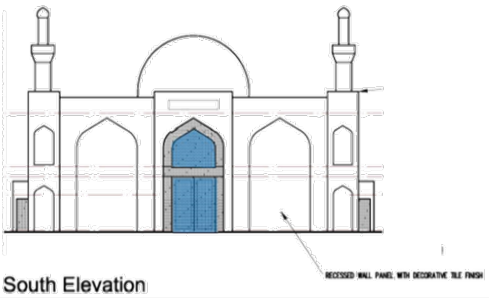


North Elevation

Figure 3 Glazing – South and West Elevation



West Elevation



South Elevation

Figure 4 Airlock

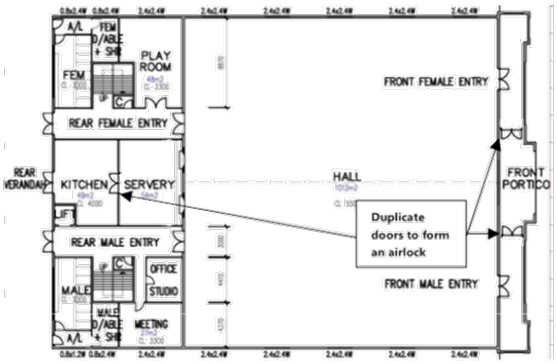
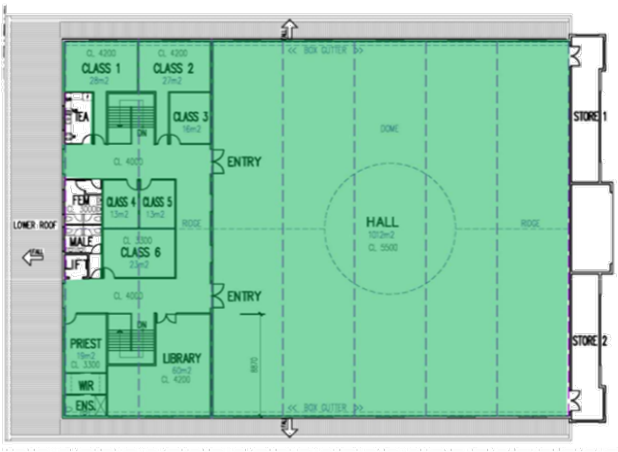


Figure 5 Ceilings



Mechanical Ventilation

Fresh air ventilation be provided to enable the doors and glazing elements to be closed during use of the Mosque.

Any mechanical ventilation associated with exhaust or supply air systems into spaces other than toilets are recommended to incorporate a minimum 2.5m length of sheet metal ductwork internally lined with 50mm thick insulation (with a density of 32kg/m^3).

Penetrations

All penetrations through the external building envelope (other than for acoustically insulated ventilation openings as above) should be sealed airtight.

References

Renown Building Designs Drawing 2315 DP2 to DP8 (inclusive) dated May 2023

Document History

Distribution:

Issue date	26 August 2024
Issued to	Jafaria Islamic Society Incorporated
Description	External Noise Reduction

Author Details:

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Acoustic Consulting

RE: RE 23038141 90 Research Rd Pooraka SA 5095 + 1 more location(s) - RFI and Current Status - engineering comments

Phil Weaver <glenphil@internode.on.net>

Dear Lou

I refer to our previous discussions in relation to the above matter and in particular to the design of the proposed left turn exit only access point on Bridge Road, Pooraka.

I am advised that the proposed development will infrequently be serviced by rigid body trucks and that these vehicles would typically both enter and exit the site to and from Research Road and would not require access via the proposed exit only access point on Bridge Road.

We anticipate that the largest vehicle required to access the site would be similar in length to either an MRV with a length of 6.8m or an approximately 10.4 long waste collection vehicles on the understanding that such vehicles would collect waste internally within the site and access the site both to and from Research Road.

Notwithstanding this we have included a figure (Figure A) showing a turning path diagram with this email response demonstrating the potential for an MRV to turn left out of the subject site directly onto Bridge Road. This figure indicates that such a vehicle would be at an angle of no less than 70 degrees when turning left out. Consequently, this design would also provide for cars turning out of this access point at an angle of no less than 70 degrees.

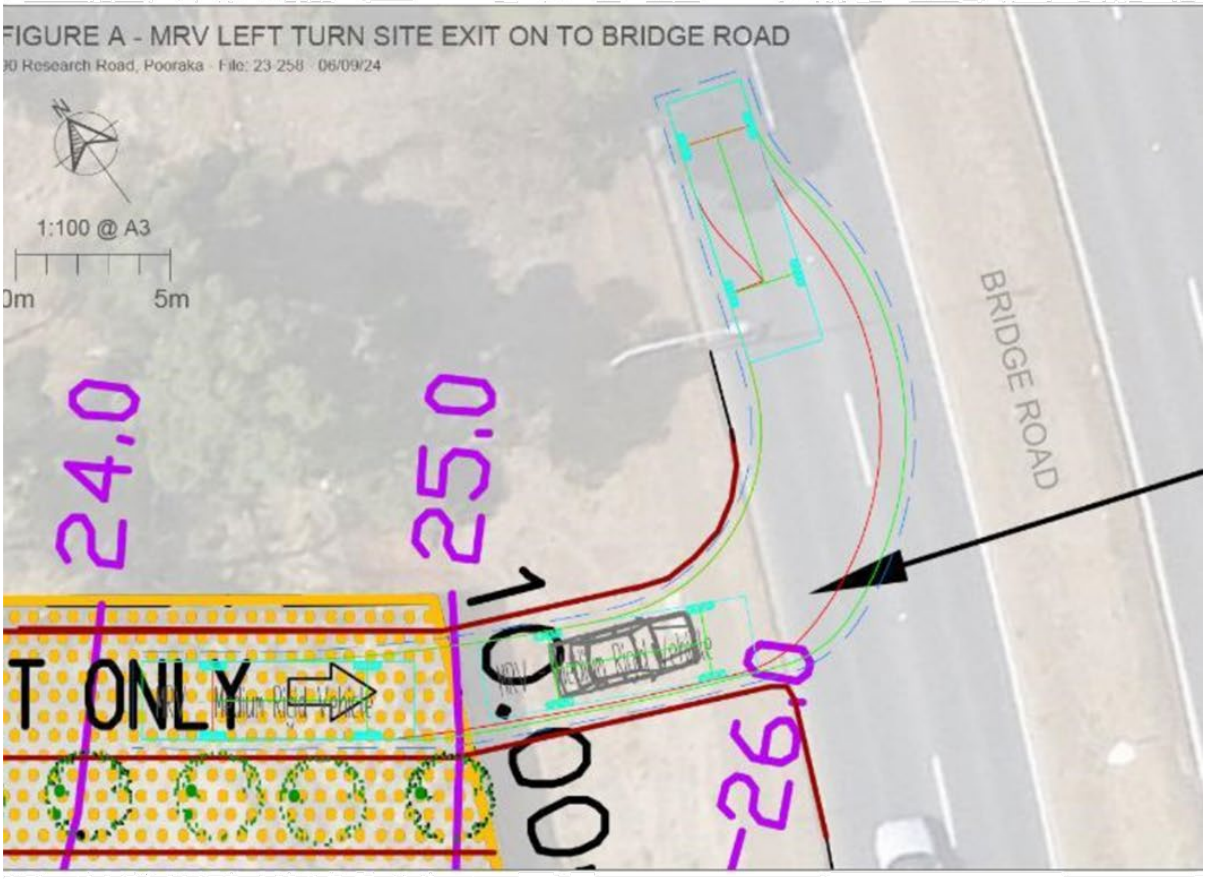
On the above basis we consider that the design of the proposed exit point onto Bridge Road would be meet the requirements of DIT when turning left out of the site onto this roadway.

Best wishes

Phil Weaver

PHIL WEAVER

PHIL WEAVER AND ASSOCIATES PTY LTD



Item 8.1.1 - Attachment 3 - Response to Representations

Item 8.1.1 - Attachment 4 - Agency Responses

Appendix 4

Agency Referral Response

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Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

EPA Reference: PDI 894

3 July 2024

City of Salisbury
PO Box 8
Salisbury SA 5108
Attention: Chris Carey

CCarrey@salisbury.sa.gov.au

Dear Chris Carey

EPA Development Application Referral Response

Development Application Number	**23038141**
Applicant	**Lou Fantasia**
Location	**90 Research Road, Pooraka SA 5095 (CT 5511/921)** **256-258 Bridge Road, Pooraka SA 5095** **(CT 6156/573)**
Proposal	**Amendment to Development Approval 361/1549/2016/3B for a Place of Worship and Cemetery, including (but not limited to) relocation of the Place of Worship building to 90 Research Road.**

This application was referred to the Environment Protection Authority (EPA) by the Assessment Panel at the City of Salisbury in accordance with section 122 of the *Planning, Development and Infrastructure Act 2016*, Schedule 9(3)(9A) of the *Planning, Development and Infrastructure (General) Regulations 2017* and Part 9.1 of the *Planning and Design Code*.

The following response is provided in accordance with section 122(5)(b)(ii) of the *Planning, Development, and Infrastructure Act*.

PROPOSAL

The relevant authority has determined that the application proposes a change in the use of land to a more sensitive use, having regard to the Land Use Sensitivity Hierarchy of the *State Planning Commission Practice Direction 14 (Site Contamination Assessment) 2021* ('Practice Direction 14').

The Site Contamination Declaration Form ('SCDF') submitted with the development application (prepared by Joe Pedicini of Environmental Projects and dated 1 February 2024) identifies site exists or may exist (for the purposes of planning consent) as a result of:

- the following potentially contaminating activities ('PCAs') onsite:
  - Class 1: Waste Depot

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  - Class 2: Motor vehicle repair or maintenance
  - Class 2: Transport depot or loading site, and
  - Class 2: Agricultural activities

- and the following PCAs on adjacent land:
  - Class 1: Printing works
  - Class 2: Motor vehicle repair or maintenance
  - Class 2: Metal forging
  - Class 2: Pulp or paper works, and
  - Class 2: Textile operations.

The EPA has undertaken a review of the following site contamination information provided with the development application ('DA'):

- *Preliminary Site Investigation - Site History, 90 Research Road, Pooraka, South Australia* dated 1 February 2024, prepared by Environmental Projects ('the PSI report'), and
- *Construction Environmental Management Plan, 90 Research Road, Pooraka, South Australia* dated 22 May 2024, prepared by Environmental Projects ('the CEMP report').

The EPA does not hold any other information directly relevant to the site subject or the DA.

SITE CONTAMINATION ASSESSMENT

The purpose of this referral is to ensure that an appropriate and proportionate assessment of site contamination occurs to ensure land is suitable, or can be made suitable, for the proposed use. Through the referral, the EPA provides direction to the relevant authority on whether they must consider the advice of either a site contamination consultant or a site contamination auditor regarding site suitability.

The EPA's *Site contamination referral decision-making framework* describes how the EPA makes decisions on referred development applications and outlines the preconditions which must exist for a site contamination audit ('audit').

The available and relevant information has been reviewed by the EPA taking into account relevant legislation and guidelines provided in the *National Environment Protection (Assessment of site contamination) Measure 1999* (the ASC NEPM) and the EPA publication Guidelines for the assessment and remediation of site contamination (2019).

Following the review of the available information, the following matters in particular, have been identified by the EPA:

- The site is currently operating as a truck depot, with part of the main shed leased to a mechanic for general mechanic works. The proposed use is documented as a change of use to a place of worship in association with the previously approved adjoining place of worship and cemetery. While the proposed land use is a more sensitive land use than the current use under Practice Direction 14, it is also deemed to be a commercial activity and is therefore not a 'sensitive' land use.
- The site and its adjacent surroundings were used for agricultural purposes, with the site used as an orchard from the 1940s to 1970s. The site has been used for commercial purposes since the 1980s, including a swimming pool display centre in 1980, a caravan/mobile building sales/storage in the 1980s to early 2004, a caravan and recreational equipment hire and repair centre in 1979

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and in 1994, a waste transfer station in 2006, a waste or recycling depot in 2012 and 2013, equipment and heavy metal storage between 2008 and 2011, and equipment storage between 2017 and 2023.

- The PSI report and SCDF note that a waste depot, motor vehicle repair or maintenance, transport depot or loading site, and agricultural activities were considered PCAs relating to the site. It is understood that the waste depot (class 1) PCA was operational for less than 12 months and did not appear to include any processing of waste, instead used as a recycling depot. Additionally, the agricultural activities occurred more than 60 years ago.
- With respect to on-site investigations, no intrusive soil, soil vapour or groundwater sampling has been undertaken, therefore the contamination status of the site is unknown. For on-site soils, the PSI conceptual site model ('CSM') documented that it is unlikely significant contamination is present that would pose an unacceptable risk to receptors at a non-sensitive site. However, on-site soils display oil staining whch may pose a risk to human receptors during construction and/or maintenance activities.
- The CSM also depicted it is unlikely that groundwater contamination would be present at concentrations that would pose an unacceptable vapour risk to receptors at a non-sensitive use site. It is also unlikely that groundwater on a commercial site would be used for irrigation or potable water use.
- The PSI report recommended appropriate management measures to manage the potential risk posed to site workers during intrusive site works. However, concluded that the identified PCAs would not have caused soil, groundwater or soil vapour contamination at concentrations that would pose an unacceptable risk to receptors who temporarily use the site. The proposed site surface will be mostly sealed beneath buildings or hardstand, effectively eliminating potential exposure routes.
- A CEMP has been developed to address the identified potential risks during construction. The CEMP identifies that potential soil and soil vapour contamination may be present on the site and describes the control measures required to be implemented during construction works. The proper implementation of the CEMP should ensure that any contamination issues are adequately addressed during construction and not adversely impact the suitability of the site for the final land use. Activities related to site contamination, including waste soil classification, tracking and disposal, should be overseen by a suitably qualified and experienced site contamination consultant. It has been identified from the review of the CEMP that the planning consultant would undertake these types of activities.

CONCLUSION

Based on the available information, the EPA understands:

- site contamination may exist, and
- realistic human health exposure pathways have not been identified based on the proposed land use, subject to the appropriate management of potential site contamination issues during construction.

The EPA is satisfied, based on the information available, that the preconditions for audit have not been met based on the proposed non-sensitive land use.

The EPA is of the opinion that sufficient information has been provided which reasonably demonstrates the site can be made suitable for the proposed use, subject to a statement of site suitability being issued (using the form required by Practice Direction 14) by an appropriately qualified and experienced site contamination consultant.

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DIRECTION

The relevant authority is directed to attach the following conditions to any approval:

1. Remediation works must be undertaken in accordance with the *Construction Environmental Management Plan, 90 Research Road, Pooraka, South Australia*, prepared by Environmental Projects (dated 22 May 2024) and must be overseen by a suitably qualified and experienced site contamination consultant.

2. A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.

3. For the purposes of the above condition and regulation 3(6) of the *Planning, Development, and Infrastructure (General) Regulations 2017*, the statement of site suitability must be issued by a site contamination consultant

The following note provides important information in relation to the development and is requested to be included in any approval:

- The applicant/owner/operator are 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 activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

If you have any questions about this response, please contact Niall Stephen on (08) 8204 2078 or Niall.stephen@sa.gov.au

Yours faithfully

Melissa Chrystal
Delegate
ENVIRONMENT PROTECTION AUTHORITY

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Referral Snapshot

Development Application number:
23038141

Consent:
Planning Consent

Relevant authority:
City of Salisbury

Consent type for distribution:

Referral body:
Commissioner of Highways

Response type:
Schedule 9 (3)(7) Development Affecting Transport Routes and Corridors

Referral type:
Direction

Response date:
23 May 2024

Advice:
With comments, conditions and/or notes

Condition 1
All access shall be gained in accordance with the site plan produced by Renown Building Designs, Drawing No. 2315-DP1, dated Nov 2023. The access on Bridge Road shall be limited to left turn exit only and a 'No Entry' sign shall be installed on Bridge Road to reinforce the desired traffic flow.

Condition 2
Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in *AS/NZS 2890.1:2004*, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

Condition 3
All off-street car parking shall be designed in accordance with *AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009.* All vehicles shall enter and exit the site in a forward direction.

Condition 4
Any infrastructure within the road reserve 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.

Condition 5
Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

13 May 2024

City of Salisbury
PO Box 8,
Salisbury SA 5108

DEVELOPMENT NUMBER: **23038141**

APPLICANT: **Jafaria Islamic Society ltd**

NATURE OF DEVELOPMENT: Amendment to Development Approval (DA) 361/1549/2016/3B (as varied by DA 361/1547/2019 and 361/994/2020) for a Place of Worship and Cemetery - comprising: - relocation of the Place of Worship building to 90 Research Road.

SUBJECT LAND: **90 RESEARCH RD POORAKA SA 5095**

Parafield Airport Limited has no objection to the above proposal.

The Owner/Developer need to be advised of the following:

a) The development as described at a maximum height of 40.298m Australian Height Datum (AHD) does not penetrate the Parafield Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials or masts, must be subject to a separate assessment.

b) Crane operations associated with construction shall be the subject of separate application. Cranes above 57.5m AHD will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.

c) Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

Should you require any additional information or wish to discuss this matter further please contact the undersigned on 8308 9245.

Yours sincerely,

Brett Eaton
Airside Manager
Parafield Airport Limited

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Adelaide Airport

Adelaide Airport Limited
1 James Schofield Drive
Adelaide Airport
South Australia 5950

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ABN 78 075 176 653

Item 8.1.1 - Attachment 5 - Code Extract

Appendix 5

Extract of Planning and Design Code

Policy24 **P&D Code (in effect) Version 2024.7 18/04/2024**

Address: **256-258 BRIDGE RD POORAKA SA 5095**

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



Property Zoning Details

Zone

Strategic Employment

Overlay

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

Development Pathways

- Strategic Employment

1. Accepted Development
   Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.
   - Brush fence
   - Building alterations
   - Building work on railway land
   - Excavation
   - Filling of land
   - Ground intruding activity
   - Partial demolition of a building or structure
   - Shade sail
   - Solar photovoltaic panels (roof mounted)
   - Storage of material or equipment
   - Temporary stockpiling
   - 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.

- Advertisement
- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed
Performance Assessed development types listed below are those for which the Code identifies relevant policies.
Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Advertisement
- Consulting room
- Demolition
- General industry
- Land division
- Light industry
- Office
- Outbuilding
- Retail fuel outlet
- Retaining wall
- Service trade premises
- Shop
- Store
- Telecommunications facility
- Tree-damaging activity
- Warehouse

4. Impact Assessed - Restricted
Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Part 2 - Zones and Sub Zones

Strategic Employment Zone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.
DO 2	Employment-generating uses are arranged to: (a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities (b) maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry and warehousing, ship building and related support industries (c) create new and enhance existing business clusters (d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes (e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.
DO 3	A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.

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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
Land Use and Intensity	
PO 1.1 Development primarily for a range of higher-impacting land uses including general industry, warehouse, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Automotive collision repair (c) Electricity substation (d) Energy generation facility (e) Energy storage facility (f) Fuel depot (g) General industry (h) Intermodal facility (i) Light Industry (j) Motor repair station (k) Public service depot (l) Rail marshalling yard (m) Renewable energy facility (other than a wind farm) (n) Retail fuel outlet (o) Service trade premises (p) Shop (q) Store (r) Telecommunications facility (s) Training facility (t) Warehouse
PO 1.2 Development on land adjacent to another zone which is used for residential purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.	DTS/DPF 1.2 Development involving any of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes: (a) Bulky goods outlet (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Service trade premises (j) Store (k) Training facility (l) Warehouse.
PO 1.3 Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.	DTS/DPF 1.3 Shop where one of the following applies: (a) with a gross leasable floor area up to 250m^2 (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry.
PO 1.4 Residential development is subordinate and necessary to support the efficient management, security and/or operational aspects of a non-	DTS/DPF 1.4 None are applicable.

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residential land use.	
PO 1.5 Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas.	DTS/DPF 1.5 Telecommunications facility in the form of a monopole: (a) up to a height of 30m (b) no closer than 50m to neighbourhood-type zone.
PO 1.6 Bulky good outlets and standalone shops are located to provide convenient access.	DTS/DPF 1.6 Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.
Site Dimensions and Land Division	
PO 2.1 Land division creates allotments of a size and shape suitable for a range of industrial, transport, warehouse and other similar or complementary land uses that support employment generation.	DTS/DPF 2.1 Allotments: (a) connected to an approved common waste water disposal service have and an area of 2500m^2 or more and a frontage width of 30m or more (b) that will require the disposal of waste water on-site have an area of 3000m^2 or more and a frontage width of 30m or more.
Built Form and Character	
PO 3.1 Development includes distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	DTS/DPF 3.1 None are applicable.
PO 3.2 Building facades facing a boundary of a zone primarily intended to accommodate sensitive receivers, a public road, or public open space incorporate design elements to add visual interest by considering the following: (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.	DTS/DPF 3.2 None are applicable.
PO 3.3 Buildings are set back from the primary street boundary to contribute to a consistent streetscape.	DTS/DPF 3.3 Buildings setback from the primary street boundary in accordance with the following table:

Development Context	Minimum setback
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary

		street frontage: (i) 8m or more for proposed buildings up to 6m high (ii) not less than 10m for proposed buildings greater than 6m high.
	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	(a) 8m or more for proposed buildings up to 6m high (b) not less than 10m for proposed buildings greater than 6m high.
	For the purposes of **DTS/DPF 3.3:** (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table	
PO 3.4 Buildings are set back from secondary street boundaries to accommodate the provision of landscaping between buildings and the road to enhance the appearance of land and buildings when viewed from the street.	DTS/DPF 3.4 Building walls are set back 4m or more from a secondary street boundary.	
PO 3.5 Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.	DTS/DPF 3.5 Building walls are set back 3m or more from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.	
Interface Height		
PO 4.1 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 4.1 Buildings are constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):	

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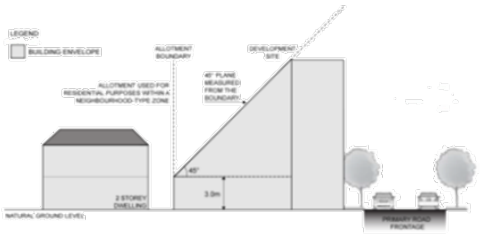
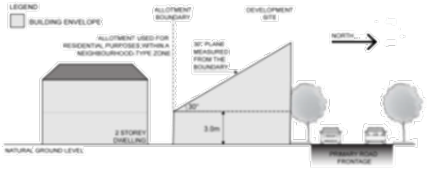
	
PO 4.2 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 4.2 Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary): 
PO 4.3 Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 4.3 None are applicable.
Landscaping	
PO 5.1 Landscaping is provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of large buildings when viewed from public spaces and adjacent land outside the zone.	DTS/DPF 5.1 Other than to accommodate 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, a landscaped area is provided within the development site (excluding any land required for road widening purposes): (a) where a building is set back less than 3m from the street boundary - within the area remaining between a relevant building and the street boundary or (b) in accordance with the following:

Minimum width	Description
8m	Along any boundary with the Open Space Zone associated with the River Torrens.
5m	Along any boundary with a Highway, Freeway or Expressway.

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	5m	Along any boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following: (a) Employment (Bulk Handling) Zone; (b) Commercial and Business Zone; (c) Resource Extraction Zone.
	3m	Along any boundary on the perimeter of the zone that fronts a public road or thoroughfare.
	3m	Along an arterial or main road frontage within the zone (and not on the perimeter of the zone).
PO 5.2 Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.	DTS/DPF 5.2 Landscape areas comprise: (a) not less than 10 percent of the site (b) a dimension of at least 1.5m.	
PO 5.3 Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings.	DTS/DPF 5.3 None are applicable.	
Fencing		
PO 6.1 Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.	DTS/DPF 6.1 Fencing exceeding 2.1m in height is: (a) located behind a façade of an associated building located on the same site or (b) located behind a landscaped area along relevant street frontages or (c) consists of visually permeable materials with landscaping behind.	
Advertisements		
PO 7.1 Freestanding advertisements do not create a visually dominant element within the locality.	DTS/DPF 7.1 Freestanding advertisements: (a) do not exceed 6m in height (b) do not have a sign face exceeding $8m^2$ per side.	
Concept Plans		
PO 8.1 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 8.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 8.1, 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	

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	concept plan and DTS/DPF 8.1 is met.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) telecommunications facility (c) temporary public service depot.	Except development that does not satisfy any of the following: 1. Strategic Employment Zone DTS/DPF 4.1 2. Strategic Employment Zone DTS/DPF 4.2.
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) general industry (c) light industry (d) office (e) motor repair station (f) retail fuel outlet (g) store (h) warehouse.	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. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building	None specified.

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(k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	
5. Building for the purposes of railway activities.	None specified.
6. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop.	Except: 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that does not satisfy Strategic Employment Zone DTS/DPF 1.3.
9. Telecommunications facility.	Except telecommunications facility that does not satisfy Strategic Employment Zone DTS/DPF 1.5.

Placement of Notices - Exemptions for Performance Assessed Development
None specified.

Placement of Notices - Exemptions for Restricted Development
None specified.

Part 3 - Overlays

Advertising Near Signalised Intersections Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Advertisements Near Signalised Intersections	
PO 1.1 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 1.1 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Advertisement or advertising hoarding that: (a) is within 100m of a: (i) signalised intersection or (ii) signalised pedestrian crossing and (b) will: (i) be internally illuminated or (ii) incorporate a moving or changing display or message or (iii) incorporate a flashing light.	Commissioner of Highways.	To provide expert technical assessment on potential risks relating to pedestrian and road safety which may arise from advertisements near intersections.	Development of a class to which Schedule 9 clause 3 item 21 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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

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	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 (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	DTS/DPF 1.2 All development except where it comprises one or more of the following

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adequately separated from airfields to minimise the potential for aircraft wildlife strike.	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 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

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purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 1.1 Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

Procedural Matters (PM) - Referrals

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

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019*: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commerical forestry.	The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.			

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: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or (c) provide an important habitat for native fauna.	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: (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.	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (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: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or	DTS/DPF 1.3 None are applicable.

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(vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	
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.	DTS/DPF 1.4 None are applicable.
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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that	Commissioner of Highways.	To provide expert technical assessment and direction to the	Development of a class to

are proposed within 250m of a State Maintained Road: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m^2 or more (d) retail development with a gross floor area of 2,000m^2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (f) industry with a gross floor area of 20,000m^2 or more (g) educational facilities with a capacity of 250 students or more.		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.	which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
PO 1.1 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.	DTS/DPF 1.1 An access point satisfies (a), (b) or (c): (a) where servicing a single (1) dwelling / residential allotment: (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 3m and 4m (measured at the site boundary) (b) where the development will result in 2 and up to 6 dwellings: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees

	(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 5.8m 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 7 or more dwellings, or is a non-residential land use: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access: 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	
PO 2.1 Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.	DTS/DPF 2.1 An access point in accordance with one of the following: (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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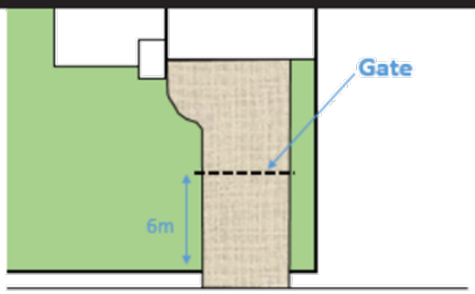
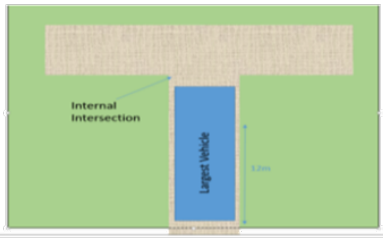


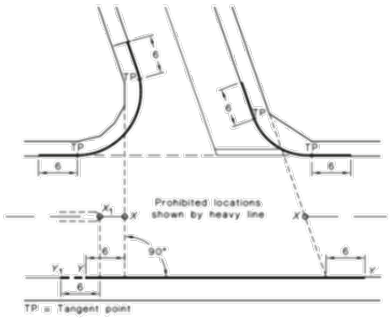
(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
- (i) is expected to be serviced by vehicles with a length no greater than 6.4m
- (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)

(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
- (i) is expected to be serviced by vehicles with a length 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 longest 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 Point

PO 3.1	DTS/DPF 3.1
Existing access points are 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): (a) it will not service, or is not intended to service, more than 6 dwellings (b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected

	to access the site using the existing access (c) is not located on a Controlled Access Road and development constitutes: (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment (iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area (v) an office or consulting room with a <500m² gross leasable floor area (vi) a change of use from a residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m^2 gross leasable floor area.
Access – Location (Spacing) – New Access Points	
PO 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): (a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:  NOTE: The points marked X_1 and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y' extends to Point Y_1. (b) where the development site is intended to serve between 1 and 6 dwellings, the new access: (i) is not located on a Controlled Access Road (ii) is not located on a section of road affected by double barrier lines (iii) will be on a road with a speed environment of 70km/h or less (iv) is located outside of the bold lines on the diagram shown in the diagram following part (a) (v) is located a minimum of 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**

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

Access - Location (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.

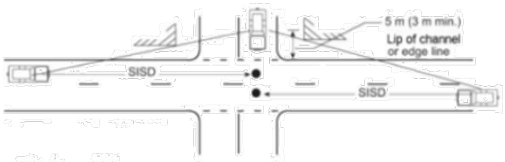
DTS/DPF 5.1

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

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

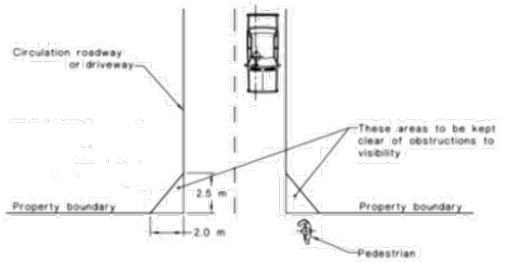
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m
100 km/h	169m	262m
110km/h	195m	300m



and

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



Access – Mud and Debris

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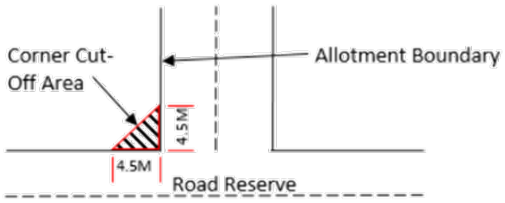
PO 6.1 Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.	DTS/DPF 6.1 Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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:	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	Development of a class to which Schedule 9 clause 3 item 7 of the

(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).		described in the Planning and Design Code.	Planning, Development and Infrastructure (General) Regulations 2017 applies.

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: (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: 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

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	(e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (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: (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	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.

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activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (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).

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Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	

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PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.

PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 The development does not include toilet facilities located over water.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use	DTS/DPF 2.5 None are applicable.

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(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.	
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.10 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 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 3.2 Marine aquaculture is sited to provide adequate separation between	DTS/DPF 3.2 The development is the subject of an aquaculture lease and/or licence

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

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4	DTS/DPF 1.4

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Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	Brew kettles are fitted with a vapour condenser.
PO 1.5 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 to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

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Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
PO 2.1 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

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

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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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 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	DTS/DPF 3.1 None are applicable.

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(e) contribute to biodiversity.	
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and	DTS/DPF 7.2 None are applicable.

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constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the	DTS/DPF 8.5 None are applicable.

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potential for landslip or land surface instability.	
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.
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	DTS/DPF 12.1

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Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area)** / **Minimum percentage of site**

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	(m^2) | <150 | 10% 150-200 | 15% 201-450 | 20% >450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring. (l) in relation to ancillary accommodation in the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 13.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 13.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 13.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size | Floor area ≤500m2 | 60m2 >500m2 | 80m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

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	(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.
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: 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

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	maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
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: (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: (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): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m

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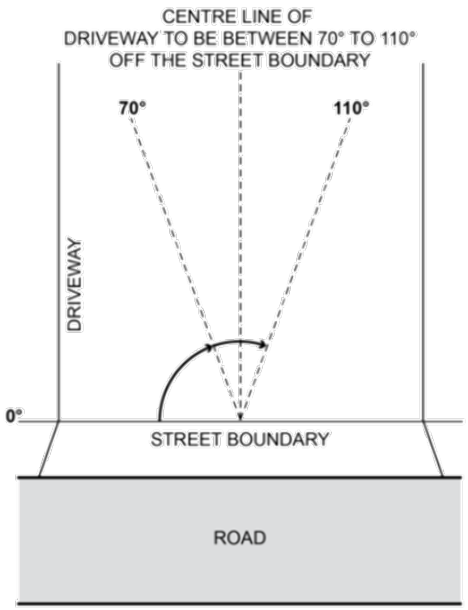
	(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the

	boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table: **Number of bedrooms** / **Minimum internal floor area** Studio / 35m^2 1 bedroom / 50m^2 2 bedroom / 65m^2 3+ bedrooms / 80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.

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Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling

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safe and convenient movement.	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 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not	DTS/DPF 27.1 None are applicable.

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unduly restricted by the slope of the land.	
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.
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	DTS/DPF 30.3

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Provision is made for suitable external clothes drying facilities.	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: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.
Decks	
Design and Siting	
PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from	DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary

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adjacent land.

or

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

(ii) are set back at least 900mm from side or rear allotment boundaries

(iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling

(iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:

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

Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

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

(b) where in association with a non-residential use:

(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.

(ii) are set back at least 2 metres from a public road.

(iii) have a floor area not exceeding $25m^2$

(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.

PO 33.2

Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.

DTS/DPF 33.2

Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.

PO 33.3

Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.

DTS/DPF 33.3

Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	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.

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	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	
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	DTS/DPF 1.3 None are applicable.

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buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	
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 (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.

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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, 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	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include

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appearance when viewed from within the site and from public places.	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.

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Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3	DTS/DPF 12.3

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Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.
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.

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.
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

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	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 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a

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secondary street (if the land has boundaries on two or more roads)

(d) in the case of a garage or carport, the garage or carport:
- (i) is set back at least 5.5m from the boundary of the primary street
- (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
  - A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
  - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
- (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
  and
- (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

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

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

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

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

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

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
- (i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

- (ii) the amount of existing soft landscaping prior to the development occurring.

(l) in relation to ancillary accommodation in the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.

PO 19.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 19.2

Ancillary buildings and structures do not result in:

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

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	(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 19.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 19.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size / Floor area ≤500m2 / 60m2 >500m2 / 80m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance	DTS/DPF 20.1 Garages and carports facing a street:

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of a dwelling.	(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table:

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%

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	>200-450 | 20% >450 | 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads

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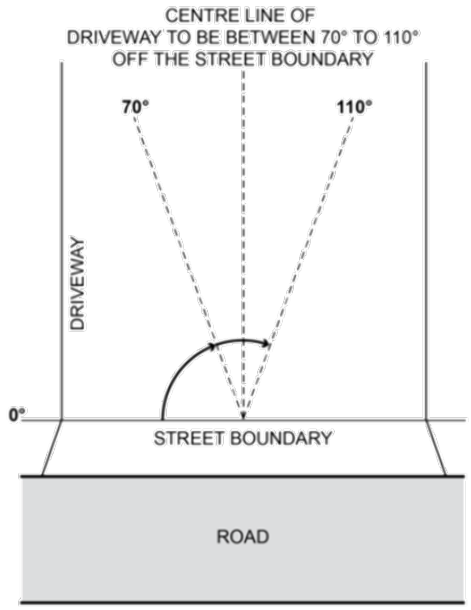
	(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of

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	900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:

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	(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.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table: **Number of bedrooms** | **Minimum internal floor area**

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	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: (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

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	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 improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.

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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	DTS/DPF 39.2 None are applicable.

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space which is designed and sited to meet the recreation and amenity needs of residents.	
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation

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and amenity for the requirements of student life and promote social interaction.	needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable.

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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: (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.	Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Decks

Design and Siting

PO 45.1	DTS/DPF 45.1
Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table:

Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

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

(b) where in association with a non-residential use:
(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.

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	(ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 45.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 45.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 45.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 45.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

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

Forestry

Assessment Provisions (AP)

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Desired Outcome (DO)

	Desired Outcome
DO 1	Commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies

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	of the Code.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

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

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

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1	DTS/DPF 1.1

Residential development provides a range of housing choices.	Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/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 site, except for a carport or garage.
Side Boundary Setback	

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PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive 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.

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PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table:

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:

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	(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: Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2) / Minimum percentage of site <150 / 10% <200 / 15% 200-450 / 20% >450 / 25% (b) at least 30% of land between the road boundary and the building line.
Water Sensitive Design	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.
Car Parking	
PO 14.1 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.

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PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.

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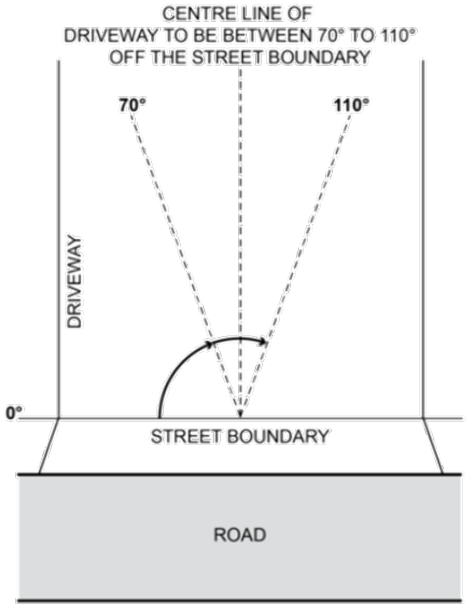
Vehicle Access

PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the

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	boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a

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	wastewater system approved under the *South Australian Public Health Act 2011* (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 *Electricity Act 1996*.
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 more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.

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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	DTS/DPF 7.1 None are applicable.

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minimise 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:

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	<table><tr><th>Generation Capacity</th><th>Approximate size of array</th><th>Setback from adjoining land boundary</th><th>Setback from conservation areas</th><th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]</th></tr><tr><td>50MW></td><td>80ha+</td><td>30m</td><td>500m</td><td>2km</td></tr><tr><td>10MW<50MW</td><td>16ha-<80ha</td><td>25m</td><td>500m</td><td>1.5km</td></tr><tr><td>5MW<10MW</td><td>8ha to <16ha</td><td>20m</td><td>500m</td><td>1km</td></tr><tr><td>1MW<5MW</td><td>1.6ha to <8ha</td><td>15m</td><td>500m</td><td>500m</td></tr><tr><td>100kW<1MW</td><td>0.5ha<1.6ha</td><td>10m</td><td>500m</td><td>100m</td></tr><tr><td><100kW</td><td><0.5ha</td><td>5m</td><td>500m</td><td>25m</td></tr></table> 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

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	(b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

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	

Policy24	P&D Code (in effect) Version 2024.7 18/04/2024
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2 None are applicable.

Interface between Land Uses

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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: **Class of Development** / **Hours of operation** Consulting room: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday Office: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday and Sunday
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: 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	DTS/DPF 3.2

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Policy24	P&D Code (in effect) Version 2024.7 18/04/2024
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.	Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial 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.

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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: **Assessment location**: Externally at the nearest existing or envisaged noise sensitive location **Music noise level**: 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	DTS/DPF 8.1

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Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 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	DTS/DPF 9.7 None are applicable.

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techniques.	
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)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
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 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.8 None are applicable.
PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.9 None are applicable.

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PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.10 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
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.

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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 allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.2 None are applicable.

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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	DTS/DPF 2.1 None are applicable.

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exchange.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1	DTS/DPF 4.1

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Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	None are applicable.
Safety and Security	
PO 5.1 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	DTS/DPF 8.2

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Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	None are applicable.
PO 8.3 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 underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

Resource Extraction

Assessment Provisions (AP)

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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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	(a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce	DTS/DPF 1.1 None are applicable.

(c) its events and functions are connected to local food, wine and nature.	
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 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	DTS/DPF 3.4 None are applicable.

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units, or are of a size unsuitable for a private dwelling.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the	DTS/DPF 3.1 The access is:

operation of public roads.	(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, 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	DTS/DPF 3.8

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Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
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	DTS/DPF 6.7 None are applicable.

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all visitors at all times.	
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle

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	exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.

Table 1 - General Off-Street Car Parking Requirements

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

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

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	bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.

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	Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.

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

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

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			

All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)

	ground floor level other than for a shop		
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood

			Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)

Table 3 - Off-Street Bicycle Parking Requirements

The bicycle parking rates apply within designated areas located within parts of the State identified in the Schedule to Table 3.

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational facility	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.
Child care facility	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.

Schedule to Table 3	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	Metropolitan Adelaide

	Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.

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on water resources.	
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
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.

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Policy24	P&D Code (in effect) Version 2024.7 18/04/2024
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to	DTS/DPF 1.4 None are applicable.

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satisfy the living requirements of workers.	

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

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Address: **90 RESEARCH RD POORAKA SA 5095**

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



Property Zoning Details

Zone

Strategic Employment

Overlay

Airport Building Heights (Regulated) *(All structures over 15 metres)*
Building Near Airfields
Defence Aviation Area *(All structures over 90 metres)*
Prescribed Wells Area
Regulated and Significant Tree
Traffic Generating Development

Development Pathways

- Strategic Employment

1. Accepted Development
   Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.
   - Brush fence
   - Building alterations
   - Building work on railway land
   - Excavation
   - Filling of land
   - Ground intruding activity
   - Partial demolition of a building or structure
   - Shade sail
   - Solar photovoltaic panels (roof mounted)
   - Storage of material or equipment
   - Temporary stockpiling
   - 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.
   - Advertisement

- Replacement building
- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed
Performance Assessed development types listed below are those for which the Code identifies relevant policies.
Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Advertisement
- Consulting room
- Demolition
- General industry
- Land division
- Light industry
- Office
- Outbuilding
- Retail fuel outlet
- Retaining wall
- Service trade premises
- Shop
- Store
- Telecommunications facility
- Tree-damaging activity
- Warehouse

4. Impact Assessed - Restricted
Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Part 2 - Zones and Sub Zones

Strategic Employment Zone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.
DO 2	Employment-generating uses are arranged to: (a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities (b) maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry and warehousing, ship building and related support industries (c) create new and enhance existing business clusters (d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes (e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.
DO 3	A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.

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 Development primarily for a range of higher-impacting land uses including general industry, warehouse, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Automotive collision repair (c) Electricity substation (d) Energy generation facility (e) Energy storage facility (f) Fuel depot (g) General industry (h) Intermodal facility (i) Light Industry (j) Motor repair station (k) Public service depot (l) Rail marshalling yard (m) Renewable energy facility (other than a wind farm) (n) Retail fuel outlet (o) Service trade premises (p) Shop (q) Store (r) Telecommunications facility (s) Training facility (t) Warehouse
PO 1.2 Development on land adjacent to another zone which is used for residential purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.	DTS/DPF 1.2 Development involving any of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes: (a) Bulky goods outlet (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Service trade premises (j) Store (k) Training facility (l) Warehouse.
PO 1.3 Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.	DTS/DPF 1.3 Shop where one of the following applies: (a) with a gross leasable floor area up to 250m^2 (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry.
PO 1.4 Residential development is subordinate and necessary to support the efficient management, security and/or operational aspects of a non-residential land use.	DTS/DPF 1.4 None are applicable.

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PO 1.5 Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas.	DTS/DPF 1.5 Telecommunications facility in the form of a monopole: (a) up to a height of 30m (b) no closer than 50m to neighbourhood-type zone.
PO 1.6 Bulky good outlets and standalone shops are located to provide convenient access.	DTS/DPF 1.6 Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.
Site Dimensions and Land Division	
PO 2.1 Land division creates allotments of a size and shape suitable for a range of industrial, transport, warehouse and other similar or complementary land uses that support employment generation.	DTS/DPF 2.1 Allotments: (a) connected to an approved common waste water disposal service have and an area of 2500m^2 or more and a frontage width of 30m or more (b) that will require the disposal of waste water on-site have an area of 3000m^2 or more and a frontage width of 30m or more.
Built Form and Character	
PO 3.1 Development includes distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	DTS/DPF 3.1 None are applicable.
PO 3.2 Building facades facing a boundary of a zone primarily intended to accommodate sensitive receivers, a public road, or public open space incorporate design elements to add visual interest by considering the following: (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.	DTS/DPF 3.2 None are applicable.
PO 3.3 Buildings are set back from the primary street boundary to contribute to a consistent streetscape.	DTS/DPF 3.3 Buildings setback from the primary street boundary in accordance with the following table:

Development Context	Minimum setback
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage: (i) 8m or more

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		for proposed buildings up to 6m high (ii) not less than 10m for proposed buildings greater than 6m high.
	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	(a) 8m or more for proposed buildings up to 6m high (b) not less than 10m for proposed buildings greater than 6m high.
	For the purposes of **DTS/DPF 3.3:** (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table	
PO 3.4 Buildings are set back from secondary street boundaries to accommodate the provision of landscaping between buildings and the road to enhance the appearance of land and buildings when viewed from the street.	DTS/DPF 3.4 Building walls are set back 4m or more from a secondary street boundary.	
PO 3.5 Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.	DTS/DPF 3.5 Building walls are set back 3m or more from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.	
Interface Height		
PO 4.1 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 4.1 Buildings are constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):	

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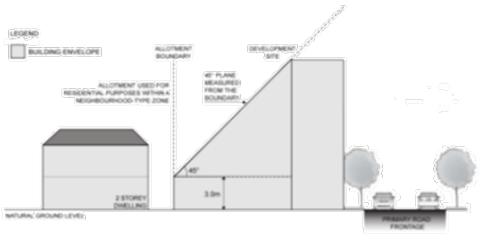
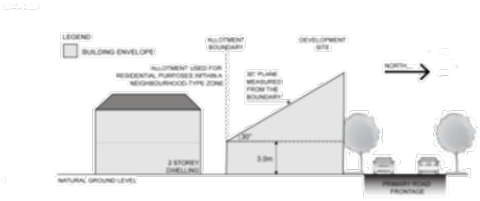
	
PO 4.2 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 4.2 Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary): 
PO 4.3 Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 4.3 None are applicable.
Landscaping	
PO 5.1 Landscaping is provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of large buildings when viewed from public spaces and adjacent land outside the zone.	DTS/DPF 5.1 Other than to accommodate 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, a landscaped area is provided within the development site (excluding any land required for road widening purposes): (a) where a building is set back less than 3m from the street boundary - within the area remaining between a relevant building and the street boundary or (b) in accordance with the following:

Minimum width	Description
8m	Along any boundary with the Open Space Zone associated with the River Torrens.
5m	Along any boundary with a Highway, Freeway or Expressway.

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	5m	Along any boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following: (a) Employment (Bulk Handling) Zone; (b) Commercial and Business Zone; (c) Resource Extraction Zone.
	3m	Along any boundary on the perimeter of the zone that fronts a public road or thoroughfare.
	3m	Along an arterial or main road frontage within the zone (and not on the perimeter of the zone).
PO 5.2 Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.	DTS/DPF 5.2 Landscape areas comprise: (a) not less than 10 percent of the site (b) a dimension of at least 1.5m.	
PO 5.3 Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings.	DTS/DPF 5.3 None are applicable.	
Fencing		
PO 6.1 Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.	DTS/DPF 6.1 Fencing exceeding 2.1m in height is: (a) located behind a façade of an associated building located on the same site or (b) located behind a landscaped area along relevant street frontages or (c) consists of visually permeable materials with landscaping behind.	
Advertisements		
PO 7.1 Freestanding advertisements do not create a visually dominant element within the locality.	DTS/DPF 7.1 Freestanding advertisements: (a) do not exceed 6m in height (b) do not have a sign face exceeding $8m^2$ per side.	
Concept Plans		
PO 8.1 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 8.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 8.1, 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	

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	concept plan and DTS/DPF 8.1 is met.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) telecommunications facility (c) temporary public service depot.	Except development that does not satisfy any of the following: 1. Strategic Employment Zone DTS/DPF 4.1 2. Strategic Employment Zone DTS/DPF 4.2.
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) general industry (c) light industry (d) office (e) motor repair station (f) retail fuel outlet (g) store (h) warehouse.	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. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building	None specified.

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(k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	
5. Building for the purposes of railway activities.	None specified.
6. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop.	Except: 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that does not satisfy Strategic Employment Zone DTS/DPF 1.3.
9. Telecommunications facility.	Except telecommunications facility that does not satisfy Strategic Employment Zone DTS/DPF 1.5.

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
PO 1.1 Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.	DTS/DPF 1.1 Development: (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.

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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 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*.

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PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas.	DTS/DPF 1.2 Development does not include exhaust stacks.

Procedural Matters (PM) - Referrals

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

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019*: (a) horticulture (b) activities requiring irrigation	The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning,

(c) aquaculture (d) industry (e) intensive animal husbandry (f) commerical forestry.			Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.			

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: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or (c) provide an important habitat for native fauna.	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: (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.	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short	DTS/DPF 1.3 None are applicable.

Item 8.1.1 - Attachment 5 - Code Extract

(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: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	
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.	DTS/DPF 1.4 None are applicable.
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

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Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more

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	(e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: (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: 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: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (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	DTS/DPF 1.5 None are applicable.

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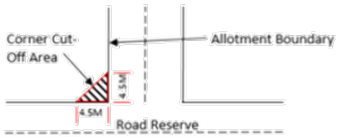
appropriate to the character of the locality.	
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (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	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.

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demands on driver concentration are high.	
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
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	DTS/DPF 2.1 None are applicable.

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

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Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries	DTS/DPF 2.1 None are applicable.

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(b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 The development does not include toilet facilities located over water.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.9 Access, launching and maintenance facilities are developed as common	DTS/DPF 2.9 The development utilises existing established roads, tracks, ramps

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user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	and/or paths (as applicable) to access the sea.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *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 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
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 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.

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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.

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Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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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.

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On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
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

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	more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (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

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	(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

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	(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring. (l) in relation to ancillary accommodation in the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
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.

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PO 13.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 13.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size: Floor area ≤500m2: 60m2 >500m2: 80m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
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	

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PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
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: (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: (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

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	captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street

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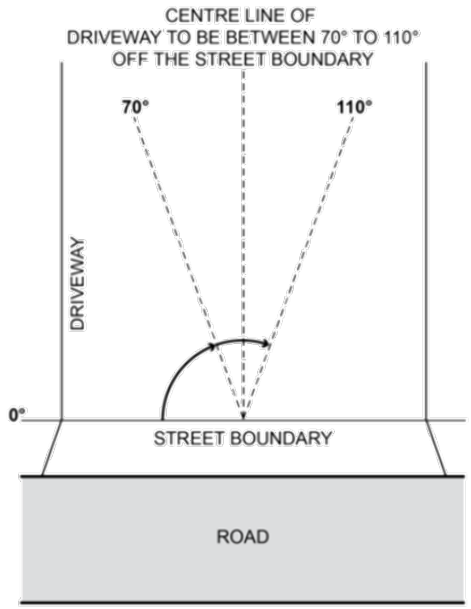
	boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the

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organised and provides a high standard of amenity for occupants.	following table: **Number of bedrooms** / **Minimum internal floor area** Studio / 35m^2 1 bedroom / 50m^2 2 bedroom / 65m^2 3+ bedrooms / 80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the

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	following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.

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PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to:	DTS/DPF 29.4 None are applicable.

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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 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste	DTS/DPF 32.1 None are applicable.

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refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:

(a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off

(b) paved with an impervious material to facilitate wastewater collection

(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area

(d) designed to drain wastewater to either:

(i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme

or

(ii) a holding tank and its subsequent removal off-site on a regular basis.

Decks

Design and Siting

PO 33.1

Decks are designed and sited to:

(a) complement the associated building form

(b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)

(c) minimise cut and fill and overall massing when viewed from adjacent land.

DTS/DPF 33.1

Decks:

(a) where ancillary to a dwelling:

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

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

or

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

(ii) are set back at least 900mm from side or rear allotment boundaries

(iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling

(iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:

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

Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

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

(b) where in association with a non-residential use:

(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.

(ii) are set back at least 2 metres from a public road.

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	(iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 33.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 33.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 33.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 33.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	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	
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	DTS/DPF 2.3

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Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 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.

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Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3	DTS/DPF 8.3

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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.	None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities	DTS/DPF 11.1 None are applicable.

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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.	
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses

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	(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.

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.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.

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PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the

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	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 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m

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above the natural ground level

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

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

(i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

(l) in relation to ancillary accommodation in the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.

PO 19.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 19.2

Ancillary buildings and structures do not result in:

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

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

PO 19.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

DTS/DPF 19.3

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment
or

(b) located at least 12m from the nearest habitable room located on an adjoining allotment.

PO 19.4

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 19.4

Non-residential ancillary buildings and structures:

(a) are ancillary and subordinate to an existing non-residential use on the same site

(b) have a floor area not exceeding the following:

Allotment size	Floor area
≤500m2	60m2
>500m2	80m2

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

(i) in front of any part of the building line of the main building to which it is ancillary
or

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

(d) in the case of a garage or carport, the garage or carport:

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	(i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
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.

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PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.

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PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:

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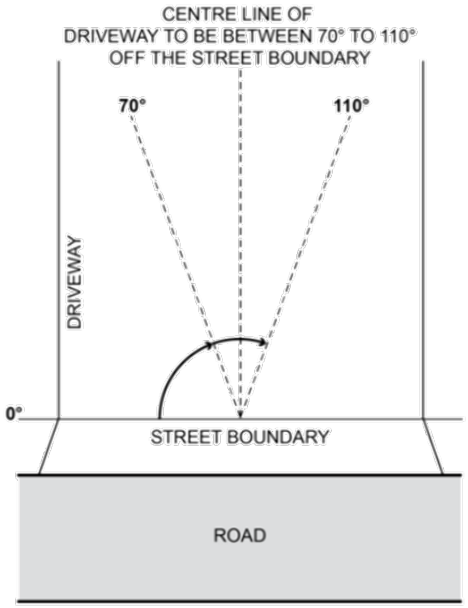

(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.

PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.

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Residential Development - Medium and High Rise (including serviced apartments)

Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
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.

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PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least $50m^2$ (c) 2 bedroom dwelling / apartment with a floor area of at least $65m^2$ (d) 3+ bedroom dwelling / apartment with a floor area of at least $80m^2$, and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom.
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	Minimum internal floor area
Studio	$35m^2$
1 bedroom	$50m^2$
2 bedroom	$65m^2$
3+ bedrooms	$80m^2$ and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom

PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.

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PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a

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	passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (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	

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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 recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.

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PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the 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 (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.

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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: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development	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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intensity and orderly development of land fronting minor thoroughfares.	
Decks	
Design and Siting	
PO 45.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 45.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% B. the amount of existing soft landscaping prior to the development occurring. (b) where in association with a non-residential use: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding $25m^2$ (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 45.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 45.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 45.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 45.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in

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	Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

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

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1	DTS/DPF 1.1

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Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed

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in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

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

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

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and 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	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not

close to public transport, centres and/or open space.	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 site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.
Rear Boundary Setback	
PO 7.1	DTS/DPF 7.1

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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 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.
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	DTS/DPF 9.2 None are applicable.

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to mitigate noise and artificial light intrusion.	
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.
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

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	all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2) / Minimum percentage of site <150 / 10% <200 / 15% 200-450 / 20% >450 / 25% (b) at least 30% of land between the road boundary and the building line.
Water Sensitive Design	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.
Car Parking	
PO 14.1 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.

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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: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole,

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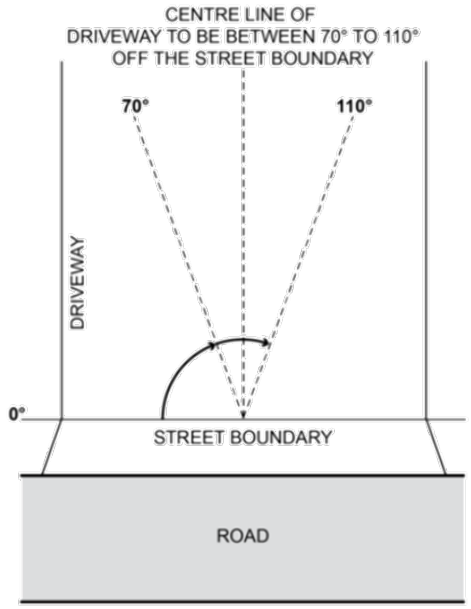
	infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.5 Residential driveways that service more than one dwelling of a	DTS/DPF 17.5 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:

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dimension to allow safe and convenient movement.	(a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (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 *Electricity Act 1996*.
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

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	change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and	DTS/DPF 2.1 None are applicable.

Item 8.1.1 - Attachment 5 - Code Extract

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.	
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to	DTS/DPF 5.1 None are applicable.

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existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
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

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	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:

Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]
50MW>	80ha+	30m	500m	2km
10MW<50MW	16ha-<80ha	25m	500m	1.5km
5MW<10MW	8ha to <16ha	20m	500m	1km

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	1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m <100kW | <0.5ha | 5m | 500m | 25m Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.
PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not 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	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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liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	
PO 12.2 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	DTS/DPF 1.3 None are applicable.

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sensitive receivers in other ownership in terms of noise and air emissions.	
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2 None are applicable.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.
Hours of Operation	
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: (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: **Class of Development** — **Hours of operation** Consulting room — 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday Office — 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone — 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday and Sunday
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3	DTS/DPF 3.3

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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.	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 (Commercial and Industrial Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels:

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lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	<table><tr><th>Assessment location</th><th>Music noise level</th></tr><tr><td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)</td></tr></table>
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)

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Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
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	DTS/DPF 2.6

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Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	None are applicable.
PO 2.7 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 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.8 None are applicable.
PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.9 None are applicable.
PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.10 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to:

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	(a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
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

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	or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.2 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

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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)

Item 8.1.1 - Attachment 5 - Code Extract

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
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	DTS/DPF 5.3 None are applicable.

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opportunities for casual surveillance throughout the park.	
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: (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.

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

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1	DTS/DPF 1.1

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Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	None are applicable.
PO 1.2 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 *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land

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	or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and	DTS/DPF 2.2 None are applicable.

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fencing.	
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

Policy24	P&D Code (in effect) Version 2024.7 18/04/2024
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 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.

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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	DTS/DPF 5.1

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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.	Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 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	DTS/DPF 8.2 None are applicable.

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and promotes low speed vehicle movement.	
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00

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	pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.

Table 1 - General Off-Street Car Parking Requirements

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.

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	0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.

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	For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.

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

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

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			

Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)

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Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)

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

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	bicycle parking rates for each development type.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational facility	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.
Child care facility	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	**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: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
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	DTS/DPF 3.4 None are applicable.

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vermin infestation.	
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	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive	DTS/DPF 8.1 None are applicable.

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receivers, minimise public and environmental health risks and protect water quality.	
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

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

INFORMATION ONLY
ITEM 8.2.1

COUNCIL ASSESSMENT PANEL

DATE 24 September 2024

HEADING Status of Current Appeal Matters and Deferred Items

AUTHOR Chris Zafiropoulos, Assessment Manager, City Development

SUMMARY The report provides an update on current appeal matters and deferred items.

RECOMMENDATION

That the Panel:

1. Receives the information.

ATTACHMENTS

There are no attachments to this report.

1. REPORT

Applicant Appeal to Environment, Resources and Development Court, 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 5 November 2024. The Applicant is awaiting the outcome of the '*Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment'*, 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, all N27 and N43 matters listed above will follow the same ERD Court schedule, and therefore, all matters are presently adjourned until 5 November 2024.