AGENDA

FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON

27 MAY 2025 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, Mr C Zafiropoulos
General Manager City Development, Ms M English
Development Officer Planning, Mr K Brown

APOLOGIES

LEAVE OF ABSENCE

ADOPTED MINUTES FROM PREVIOUS MEETING

Presentation of the Minutes of the Council Assessment Panel Meeting held on 25 March 2025.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

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Error! No document variable supplied. at Lot 396 Waterloo Corner Road, Salisbury North by the City of Salisbury.

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8.2.3 Status of Current Appeal Matters and Deferred Items

8.2.4 Policy Issues Arising from Consideration of Development Applications

8.2.5 Future Meetings & Agenda Items

CLOSE

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

25 MARCH 2025

MEMBERS PRESENT

Mr J Botten (Acting Presiding Member)
Mr R Bateup
Mr B Brug
Ms C Gill (via MS Teams from 7.10pm)

STAFF

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

The meeting commenced at 6.32pm.

Mr R Bateup moved and the Council Assessment Panel resolved to appoint Mr J Botten as the Acting Presiding Member.

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

APOLOGIES

Apologies were received from Mr T Mosel (Presiding Member).

Ms C Gill advised that she could attend via electronic Teams for item 8.1.2.

LEAVE OF ABSENCE

Nil

ADOPTED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 25 February 2025, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Mr B Brug declared a conflict of interest, being an Elected Member on Council in relation to Item 8.1.2 - Development Application 24029722 - Demolition of existing canteen and storage sheds and construction of a new building comprising change rooms, canteen, medical/coaches room and storage with associated storage shed and verandah at Lot 82 Quinlivan Road, Pooraka SA 5095 for City of Salisbury and Stallard Meek Flightpath Architects. He advised that he would leave the meeting when the Item 8.1.2 is being considered by the Panel.

REPORTS

Development Applications

8.1.1 24012772

Service trade premises (storage and hire of construction equipment) with ancillary office, training facility, workshop, spray booth, wash bay, car parking, landscaping and civil works – to be delivered in stages. at 79-85 Helps Rd Burton for Mr Tobias Dyer-Smith

REPRESENTORS

Ms A Thiele, was not present at the meeting.

APPLICANT

Ms T Powell, Willowtree Planning, and Mr L Geelan (via MS Teams), spoke on behalf of the applicant.

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

A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.

B. Pursuant to 107 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to application number 24012772 at 79-85 Helps Rd Burton for Service trade premises (storage and hire of construction equipment) with ancillary office, training facility, workshop, spray booth, wash bay, car parking, landscaping and civil works – to be delivered in stages in accordance with the plans and details submitted with the application and subject to the following Conditions:

Planning Consent Conditions

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

3. The invert, crossover and driveway shall be constructed, prior to commencement of use, in accordance with Council's Vehicle Crossover Standard Detail, Drawing SD-12, SD-13 and SD-14.

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

5. All driveways, car parking and manoeuvring areas as designated on the Civil Plan, Approved shall be constructed with brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly line marked. Driveways and car parking areas shall be established prior to commencement of use and shall be maintained at all times thereafter to the reasonable satisfaction of Council.

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

7. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Site Landscape Plan by ON Architecture dated 19/12/2024. All landscaping shall be completed, prior to commencement of use and shall be maintained at all times thereafter to the reasonable satisfaction of Council (including the replacement of diseased or dying plants and the removal of weeds and pest plants).

8. The approved use operating times shall be limited Monday to Saturday 6.00am to 5.00pm with no activity on Sundays and Public Holiday.

9. All loading and unloading of vehicles and maneuvering of vehicles in connection with the approved land use shall be carried out entirely within the site at all times.

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

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

12. 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.

13. Except where otherwise approved, outside lighting shall be restricted to that necessary for security purposes only and shall be directed and shaded to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads. All lighting shall be in accordance with Australian Standard 4282 – 1997 'Control of the obtrusive effects of outdoor lighting'.

14. All roof and ground level plant and equipment shall incorporate screening devices.

15. The development shall be carried out strictly in accordance with the Environmental Noise Assessment by Resonate Revision B dated Thursday, 6 March 2025.

16. The approved capacity of the Training Facility shall be 8 students at any given time.

Advice Notes

1. 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).

2. 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.

3. 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.

4. Advice regarding Council land

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

a. 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.*
b. 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.
c. 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;
d. 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.

5. 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.

6. Plans Available Onsite

The Council approved plans should be available on site at all times while performing the building work.

7. 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

8. 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.*

9. 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

Mr B Brug left the meeting at 7.09pm.

Ms C Gill entered the meeting via MS Teams at 7.10pm.

8.1.2 24029722

Demolition of existing canteen and storage sheds and construction of a new building comprising change rooms, canteen, medical/coaches room and storage with associated storage shed and verandah at Lot 82 Quinlivan Road, Pooraka SA 5095 for City of Salisbury and Stallard Meek Flightpath Architects

REPRESENTORS

Nil

APPLICANT

Mr S Sgoutas, City of Salisbury, was present at the meeting and no questions were asked on behalf of the applicant.

Ms C Gill moved, and the Council Assessment Panel resolved that:

A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.

B. Pursuant to Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to Development Application 24029722 for Demolition of existing canteen and storage sheds and construction of a new building comprising change rooms, canteen, medical/coaches room and storage with associated storage shed and verandah in accordance with the plans and details submitted with the application and subject to the following conditions:

Planning Consent Conditions

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 external surfaces of the building shall:

   a. be of new non-reflective materials; and
   b. be finished in natural tones; and
   c. be maintained in good condition at all times.

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

4. 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.

5. 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.

6. Except where otherwise approved, outside lighting shall be restricted to that necessary for security purposes only and shall be directed and shaded to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads. All lighting shall be in accordance with Australian Standard 4282 – 1997 'Control of the obtrusive effects of outdoor lighting'.

7. The proposal shall be developed in accordance with the Environmental Noise Assessment Report S7372C1 dated October 2024 prepared by Sonus. In particular, all plant and equipment shall be installed in accordance with the Sonus recommendations, prior to commencement of use, and thereafter maintained at all times in accordance with the Sonus report.

Advice Notes

1. 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).

2. Building Consent and Development Approval must be obtained within 24 months from the date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.

3. The development shall be lawfully commenced by substantial work on the site of the development within 2 years from the date of Development Approval. If substantial work on the site has occurred within 2 years, the development shall be substantially or fully completed within 3 years from the date of Development Approval.

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

5. Noise measured at the nearest residential property boundary shall comply with the *Environment Protection (Noise) Policy 2023* at all times.

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

    a. 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*.
    b. 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.
    c. 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;
    d. It is the developers/owner's responsibility to ensure that damage does not occur to verge infrastructure during construction. Council regularly inspects the condition of verge infrastructure during construction and where damage is observed, Council may recover the costs from the owner for reinstatement of any damage to the footpath, kerb or gutter and may also impose a substantial penalty for any wilful damage.

7. You will need to obtain your permission from your neighbour should you wish to access their property to carry out construction work adjacent the boundary or if you wish to erect common boundary fencing or boundary retaining walls, pursuant to the *Fences Act 1975*. To find out more, please visit: https://lsc.sa.gov.au/resources/fencesandthelawbooklet.pdf

8. The applicant is reminded 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.

    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

9. 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.

10. A Food Business Notification form as prescribed under the Food Act must be completed prior to commencement or any food sale or production activities.

11. The structure and design of any designated food preparation and kitchen must be constructed in compliance with Food Act 2001 and Food Safety Standard 3.2.3.

Ms C Gill left the meeting via MS Teams at 7.17pm.

Mr B Brug returned to the meeting at 7.17pm.

OTHER BUSINESS

8.2.1 Status of Current Appeal Matters and Deferred Items

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

8.2.1 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.2 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 29 April 2025.

ADOPTION OF MINUTES

Mr B Brug 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 7.29pm.

ACTING PRESIDING MEMBER: Mr J Botten

DATE: 25 March 2025
(refer to email approving minutes dated 26 March 2025 registered in the City of Salisbury's Record Management System)

ITEM 8.1.1

COUNCIL ASSESSMENT PANEL

DATE 27 May 2025

APPLICATION NO. 25007150

APPLICANT City of Salisbury

PROPOSAL Expansion of existing car parking area including the removal of three (3) Regulated Trees together with the installation of playground, exercise and recreation equipment (in the form of a road safety bicycle facility, multi-use courts and picnic shelter) with associated fencing and landscaping

LOCATION Lot 396 Waterloo Corner Road, Salisbury North SA 5108

CERTIFICATE OF TITLE CT-6054/347

AUTHOR Keiron Barnes, Planning Consultant

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Open Space Zone No sub-zone applies
Application Type	Performance Assessed
Public Notification	Representations received: Three Representations to be heard: Nil
Referrals - Statutory	Nil
Referrals – Internal	Development Engineering Property
Planning and Design Code Version (at lodgement)	Version 2025.5 (13 March 2025)
Assessing Officer	Kieron Barnes – Planning Consultant, Planning Studio
Recommendation	Grant Planning Consent subject to Conditions

2. REPORT CONTENTS

This Report provides an assessment of the proposed development against the relevant provisions of the Planning and Design Code. This assessment has been based on a review of the following plans and documents which are appended to this report:

Attachment 1: Proposal Plans and Supporting Documentation
Attachment 2: Copy of Sign Displayed on the Land and Representations
Attachment 3: Applicant's Response to Representations
Attachment 4: Extract of Planning and Design Code

3. EXECUTIVE SUMMARY

The proposed development seeks Planning Consent to expand the existing car park associated with the Salisbury Aquatic Centre while also installing a Road Safety Park and various recreational facilities. The expanded car park and Road Safety Park will be located on a portion of Happy Home Reserve with access provided from Waterloo Corner Road, Salisbury North. The subject land is located in the Open Space Zone.

The proposed development is being delivered by the City of Salisbury (the Council) as part of the wider activation of the Salisbury Recreation Precinct. The project is intended to complement the recently redeveloped Salisbury Aquatic Centre and will assist to provide a vibrant destination for residents from the northern suburbs of Adelaide.

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

Given that the proposed development is not excluded from notification by Table 5 of the Open Space Zone, the application underwent a statutory public notification process between 15 April 2025 and 8 May 2025. Three valid representations were received during the notification process. One representor supported the development, one supported with concerns, and one opposed the development. The key concerns expressed by the representors related to the proposed removal of trees.

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

- Is consistent with the land uses sought by the Open Space Zone and complements the established recreational use of the subject land;
- Represents a high-quality design which will enhance the character of the locality; and
- Has appropriately addressed potential interface issues with nearby residential areas.

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

4. SUBJECT SITE

The subject site forms part of Happy Home Reserve and is formally described as Allotment 396 Deposited Plan 80272 in Certificate of Title Volume 6054 Folio 347. It is noted that two easements run across the land – one of which is in favour of ElectraNet and affects a portion of the site on which the structures will be located. However, the applicant has provided a letter from the Office of the Technical Regulator which approves the placement of the proposed structures (specifically the light poles) within the easement.

Happy Home Reserve is a substantial recreational facility which sits within a much larger linear reserve that follows the Little Para River from the east to the west across the Council area. Happy Home Reserve provides a range of recreational facilities for the community including tennis courts, picnic shelters, play equipment, walking trails and car parking spaces. It is noted that the Council has established a temporary car park on a portion of the site that was formerly used as tennis courts.

Importantly, the subject site adjoins the recently redeveloped Salisbury Aquatic Centre and associated car park. Vehicular access to the site is provided from Waterloo Corner Road to an internal access road known as Happy Home Drive. Waterloo Corner Road is a State Maintained Road.

The Little Para River meanders in an east to west direction and forms the southern border of the subject site. Numerous substantial, mature trees are located around the subject site – particularly along the banks of the Little Para River as well as Happy Home Drive.

A high voltage power line runs in a north-east to south-west direction across the subject site.

Photos of the subject site are provided below.

Photo 1.

View of the subject site looking south-west from Happy Home Drive



Photo 2.

View from the subject site looking west



Photo 3.

View from the subject site looking north



Photo 4.

Existing tennis courts on the subject site (currently used for car parking)



Photo 5.

Existing access and car park from Happy Home Drive (looking south)



5. LOCALITY

Given its substantial size, Happy Home Reserve and the broader Little Para River Linear Park forms a key element within the locality. It comprises areas of public open space, recreational facilities (both structured and unstructured) as well as natural features, such as Little Para River, within a landscaped setting. The recently redeveloped Salisbury Aquatic Centre and associated car park are also key elements within the locality.

Beyond the reserve, the locality includes low-density residential development generally in the form of single-storey detached dwellings situated on relatively generous allotments. These dwellings are generally located to the north of the subject site. More broadly, Salisbury High School is located to the north-east of the reserve.

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

Locality Plan - Aerial



Legend (Source: Nearmap)	
▬	Subject land boundary
▬	Locality boundary
●	Representor (valid)

Locality Plan – Cadastre



Legend (Source: SAPPA)	
	Subject land boundary

Item 8.1.1

Panorama View



Legend (Source: Nearmap)	
	Subject land boundary

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development seeks the expansion of the existing car park associated with the Salisbury Aquatic Centre along with the establishment of a Road Safety Park, a multi-sport court and various complementary recreation facilities.

In terms of the car park element of the proposed development, a 131-space parking area will be constructed with two separate access points from Happy Home Drive. The new parking area will replace an existing 48-space parking area (including the car parks on the re-purposed tennis courts). This will result in a net increase of 83 spaces within Happy Home Reserve. The additional car parks will be available for use by patrons of the Aquatic Centre as well as general users of Happy Home Reserve.

The Road Safety Park will feature a simulated road layout with various 'obstacles' such as regulatory road signs, rail crossings and pavement markings which children will need to navigate on their bikes as they make their way around the facility. In this way, the facility is intended to improve road safety education and awareness.

The development also includes a multi-sport court (basketball and futsal), fencing (including a chain-wire fence with a maximum height of 3.5 metres), a shelter, a barbeque, seating and landscaping. In addition, a network of lights will be installed around the subject site including 14 light poles with a maximum height of 5 metres. As an aside, it is noted that many of these elements are excluded from the definition of development by Schedule 4 of the *Planning, Development and Infrastructure (General) Regulations 2017*. However, given that the development includes tree damaging activity (see below), and given that Schedule 4 does not specifically exclude a car park, approval is required.

In terms of the tree damaging activity, the application seeks the removal of three Regulated Trees which would be negatively impacted by the proposed development. The Arboricultural Development Impact Report accompanying the proposed development advises that:

- One of the Regulated Trees (Tree 12), is in fair condition and has a moderate retention rating;
- One of the Regulated Trees (Tree 15) is in fair condition and has a low retention rating; and
- One of the Regulated Trees (Tree 16) is in poor condition and has a low retention rating.

The applicant has advised that various design options were considered to try and avoid the removal of the Regulated Trees. However, this would have substantially compromised the design and operation of the car park and access points. More specifically, the retention of Tree 12 would have restricted the access to one-way traffic which was considered undesirable from a congestion point of view and would have resulted in the loss of 13 car parking spaces. Further, the removal of Trees 15 and 16 would have resulted in the loss of an additional seven car parking spaces and would have compromised the installation of an appropriate drainage system for the new car park.

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

7. CLASSIFICATION

The site is located within the Open Space Zone as depicted in the Planning and Design Code. The proposed development is not listed as an Accepted or Deemed to Satisfy form of development in Tables 1 or 2 respectively of the Zone, nor is the development listed as a Restricted form of development in Table 4 of the Zone. On this basis, the application is a "Code Assessed – Performance Assessed" development which must be assessed on its merits against the relevant provisions of the Planning and Design Code.

8. PUBLIC NOTIFICATION

Table 5 of the Open Space Zone identifies land use classes of Performance Assessed development that are excluded from notification. While Table 5 excludes tree damaging activity, it does not exclude car park. Further, Table 5 advises that 'outdoor sports courts' are not excluded from notification where they are sited adjacent to land used for residential purposes in a neighbourhood type zone. Accordingly, the proposed development requires public notification.

Public notification commenced on 15 April 2025 and closed on 8 May 2025. Three valid representations were received during the notification period. None of the representors requested to be heard. The representors are listed in the Table below.

Representations received		
Representations received		**Wish to be Heard**
1	Christine Warner – 101 Hunter Crescent, Salisbury North	No
2	Michael Cornish – 47 Orontes Avenue, Bridgewater	No
3	N Elisa – Mount Barker (full address not supplied)	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 is contained in Attachment 3. A summary of the representations and the applicant's response are provided in the table below.

Summary of Representations	
Representation	**Applicant's Response**
Christine Warner	
Supports the proposed development and notes that the extra car parking will be welcomed by the patrons of the Aquatic Centre.	Noted.
Michael Cornish	
Supports the development but requests that the biggest tree be retained by shifting the drainage line.	The existing drainage line is running through the trees. Hence, this could not be avoided as the proposed drainage alignment is restricted by the downstream outlet point and existing pipe. Each tree will be replaced as per offset regulations.
N Elisa	
Opposes the development due to the removal of trees and requests that the design be altered to work around the trees.	The selection of the final design was made after the analysis of multiple options assessed in terms of: • Minimal tree removal and disturbance • Maximise the number of carpark spaces • Compliance with Australian Standards, DIT Standards and Austroads Guidelines. The carpark layout goes around nature.

	Only four trees are marked for removal, and these have been professionally assessed by an independent arborist. Each was given a low to moderate retention rating, meaning their overall health and structural integrity are not ideal. While we understand the importance of preserving trees, the decision to remove these specific ones was made after thoughtful analysis. The broader benefits of the project were found to outweigh the retention of a small number of trees. Furthermore, each tree will be replaced as per offset regulations.

9. REFERRALS – STATUTORY

The proposed development did not trigger any statutory referrals.

10. REFERRALS – INTERNAL

Development Engineer	No comment
Property	Notes that the proposal sits under an easement for the High Voltage transmission lines, but notes that this will not be affected by this easement given the approval from the Office of the Technical Regulator.

11. ASSESSMENT

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

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

Assessment

A detailed assessment of the application has been undertaken against the relevant provisions of the Planning and Design Code and is described below under a series of headings. A Policy Enquiry extract containing the relevant provisions of the Planning and Design Code is contained in Attachment 4. Having considered the proposal, the policies provided in the extract are considered to be relevant to the assessment of the proposal.

Overlays

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

Overlay	**Assessment**
Affordable Housing	Not applicable – the development does not propose affordable housing.
Airport Building Heights (Regulated) - All structures over 15 metres	Satisfied – the proposed development does not exceed 15 metres in height
Building Near Airfields	Satisfied – the proposed development does not pose a hazard to the operational and safety requirements of commercial and military airfields.
Defence Aviation Area (All structures over 45 metres)	Satisfied – the proposed development does not propose any building work or structures over 45 metres in height
Hazards (Flooding)	Satisfied – the Council's Development Engineer has reviewed the proposed development and has not raised any concerns in relation to potential impacts associated with flooding.
Hazards (Flooding - General)	Satisfied – the Council's Development Engineer has reviewed the proposed development and has not raised any concerns in relation to potential impacts associated with flooding.
Prescribed Watercourse	Not applicable – the proposed development will not take water from a watercourse.
Prescribed Wells Area	Not applicable – the proposed development will not rely on a water supply from a prescribed well.
Regulated and Significant Tree	Satisfied – see detailed assessment below.
Stormwater Management	Satisfied – stormwater generated by the development will be managed appropriately.
Traffic Generating Development	Satisfied – the proposed development has been designed to ensure safe and efficient vehicle movement and access.
Urban Transport Routes	Satisfied – the proposed development has been designed to ensure safe and efficient vehicle movement and access.
Urban Tree Canopy	Not applicable – the Urban Tree Canopy

	Overlay only applies to residential development.
Water Resources	Satisfied – the proposed development will not affect a watercourse

Local Variation

It is noted that the land is subject to a Technical and Numerical Variation (Local Variation) which requires consideration of 'Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints'. It is noted that lighting will be installed around the subject site to improve the safety of users. Given the substantial distance to the Edinburgh Defence Airfield, it is unlikely that the lighting will create any concerns for the safety and operation of the Airfield. In any event, a Condition of Consent is recommended to ensure that the external lighting is designed and sited to avoid any interface concerns in relation to light spillage.

Land Use

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

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

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

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

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

The proposed Road Safety Park and multi-sport court are closely aligned with PO 1.1's desire for unstructured outdoor passive and active recreation facilities and fall within the broad forms of development listed in DTS/DPF 1.1. Also, the proposed car park, fences, light poles, shelter and seating are intended to support the main recreational activities occurring in Happy Home Reserve and the adjoining Aquatic Centre. Accordingly, the proposed development is consistent with the land uses anticipated within the Open Space Zone.

Design and Appearance

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

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

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

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

In response to these provisions, it is noted that the only building proposed by the development is a small, open-sided shelter. In addition, it is noted that the shelter and other structures have been carefully designed and sited so that they sit comfortably amongst the existing and proposed landscape. In this way, the proposed development will limit the number and size of buildings within the Open Space Zone while also ensuring that the shelter and other structures do not detrimentally impact the open space character of the locality or unreasonably interrupt views of the natural features alongside the Little Para River. Further, the new shelter and other structures will be setback a considerable distance from the boundaries of Happy Home Reserve. Therefore, the development will be unobtrusive when viewed from surrounding residential properties and will not spoil the open space character nor interrupt views of landscape features. In particular, the development will be screened from residential properties by the existing established mature vegetation along Happy Home Drive.

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

DO 1 Development is:

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

Interface between Land Uses

It is noted that the proposed development will increase the intensity of activities occurring on the subject site through the expansion of the existing car park and through the introduction of additional recreational facilities (Road Safety Park and multi-sport court). However, in the context of the broader activities occurring within Happy Home Reserve and the adjoining Aquatic Centre, the proposed development is unlikely to create an unreasonable impact on nearby residential development. In particular, it is noted that the expanded car park will maintain a significant setback from the existing residential area to the north. In addition, noise and visual impacts will be mitigated by the relative separation and existing mature vegetation along Happy Home Drive and the existing colorbond fence which runs along the rear (south-eastern boundary of the adjacent dwellings (see photo 6 below).

Photo 6.

Adjacent residential development west of Happy Home Drive (looking north-east)



It is also noted that the proposed Road Safety Park and multi-sport court will be setback at least 30 metres (approximately) from the nearest dwelling and views will be obscured by existing mature vegetation and the rear boundary fence.

In terms of the transfer of noise, it is anticipated that the activities within the Road Safety Park and the multi-sport court will generate a similar type (and level) of noise as other existing and potential recreational facilities within the reserve. More specifically, noise from the facilities will most likely relate to the sound of children playing as well as the sound of activities within the multi-sport court (e.g. noise related to games of basketball and futsal). These sounds will be similar to the noise generated by the existing tennis courts (some of which are proposed to form part of the expanded car park) as well as the playgrounds and kick-around areas located around Happy Home Reserve. On this basis, the proposed development is unlikely to introduce an unexpected or unreasonable level of noise on the subject site. Rather, the proposed recreational facilities and associated car parking represent types of activities which would typically be located in a public reserve and which are anticipated and encouraged in the Open Space Zone.

For the above reasons and noting that the additional traffic movements associated with the additional recreational activities will be relatively low (see discussion below), the proposed development is unlikely to result in adverse impacts on the residential area in terms of noise, traffic movements and light. Therefore, the proposed development is considered to satisfy the following 'Interface between Land Uses' provisions of the Planning and Design Code:

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

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

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

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

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

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.

Transport, Access and Parking

As noted previously in this report, the proposed development seeks to increase the number of car parks on the subject site. These additional car parks will serve the proposed Road Safety Park and multi-sport court as well as the newly redeveloped Salisbury Aquatic Centre and existing tennis courts. Accordingly, the applicant has provided a traffic and parking review by CIRQA traffic consultants which provides an assessment of the proposed development against the relevant transport, access and parking provisions of the Planning and Design Code.

In terms of parking demand and supply, the traffic review estimates that the proposed recreational activities (Road Safety Park and multi-sport court) will generate a demand in the order of 18 car parks. Given that the proposed development will result in a net increase of 83 spaces within the Happy Home Reserve, there will be more than enough car parks to cater for the proposed recreational activities. To this end, it is anticipated that the additional car park will assist to cater for the existing demand associated with the adjoining Aquatic Centre.

The traffic review also considered the likely impact that the proposed development will have on the surrounding road network. This assessment is based on the assumption that the proposed recreational facilities will generate 32 additional two-way vehicle movements in the peak hour (i.e. 16 inbound and 16 outbound movements). CIRQA note that the level of additional traffic generation will be low and will be readily accommodated on the adjacent road network with minimal impact on its operation. CIRQA also note that the Council is planning an upgrade of the intersection of Waterloo Corner Road and Happy Home Drive. While not part of the current application, this upgrade is anticipated to improve the capacity of the intersection.

With the above in mind, the proposed development satisfies the intent of the Urban Transport Routes Overlay as well as the following 'Transport, Access and Parking' General Development Policies of the Planning and Design Code:

PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.

PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.

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

PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.

PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.

PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

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

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

PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

(a) availability of on-street car parking
(b) shared use of other parking areas

(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared
(d) the adaptive reuse of a State or Local Heritage Place.

PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.

PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.

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

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

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

Regulated and Significant Trees

As noted previously, the proposed development seeks the removal of three Regulated Trees. Accordingly, the Applicant has provided an Arboricultural Impact Assessment and Development Impact Report prepared by Arborman Tree Solutions ('Arborman'). The Arborman report provides a detailed assessment of the health and condition of 16 trees located in close proximity to the proposed development. Of these trees, seven are classed as Significant Trees while seven are classed as Regulated Trees. The remaining two trees are unregulated.

The three Regulated Trees proposed for removal are described in the Arborman report as Trees 12, 15 and 16. In terms of Tree 12, Arborman advise that the tree is a species of Eucalypt with a height of up to 20 metres and a spread of up to 15 metres. While the tree is in fair overall condition and good health, Arborman note that moderate decay, minor dieback and deadwood is visible along with a slight reduction in crown density. Arborman has assigned the tree a 'moderate' retention rating and note that, while the tree should be considered for retention, its removal may be acceptable if alternative design solutions are not available.

In terms of Tree 15, Arborman advise that the tree is a Wattle with a height of less than 5 metres and a spread up to 10 metres. The tree is in a fair overall condition but has a moderate level of decay and has been assigned a 'low' retention rating. Accordingly, Arborman advise that the removal of the tree is likely to be acceptable.

In terms of Tree 16, Arborman advise that the tree is a River Red Gum with a height of up to 10 metres and a spread of up to 10 metres. The tree is in poor overall condition with a substantial volume of deadwood and dieback with evidence of decay in the trunk which will impact the long term stability of the tree. Accordingly, Arborman has assigned the tree a 'low' retention rating and advise that its removal is likely to be acceptable.

Further to Arborman's assessment, the Applicant has provided background information which confirms that a range of design options were considered to try and retain as many trees as possible. However, these options were ultimately dismissed in favour of the current design due to undesirable impacts on traffic movements and a reduction in the number of car parks. More specifically, while the design could have been altered to retain Tree 12, this would have required a one-way traffic movement within the car park (which would create congestion) and would have resulted in the loss of approximately 13 car parking spaces. Accordingly, the Applicant has settled on the current design.

Based on the detailed assessment undertaken by Arborman, the proposed removal of three Regulated Trees is considered acceptable. Also, it is considered that the design of the car park strikes an appropriate balance between the retention of trees and the provision of recreational facilities as sought by the Open Space Zone. Therefore, the proposed development satisfies the following policies within the Regulated and Significant Tree Overlay of the Planning and Design Code:

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

PO 1.1 Regulated trees are retained where they:

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

PO 1.4 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.

12. CONCLUSION

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

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

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

13. 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 25007150 for Expansion of existing car parking area including the removal of three (3) Regulated Trees together with the installation of playground, exercise and recreation equipment (in the form of a road safety bicycle facility, multi-use courts and picnic shelter) with associated fencing and landscaping in accordance with the plans and details submitted with the application and subject to the following conditions:

Planning Consent Conditions

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 external surfaces of the building shall:

   a. be of new non-reflective materials; and
   b. be finished in natural tones; and
   c. be maintained in good condition at all times.

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

4. 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.

5. 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.

6. Except where otherwise approved, outside lighting shall be restricted to that necessary for security purposes only and shall be directed and shaded to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads. All lighting shall be in accordance with Australian Standard 4282 – 1997 'Control of the obtrusive effects of outdoor lighting'.

7. Replacement trees must be planted within 12 months of completion of the development at the following rates:

    a. if the development relates to a regulated tree—2 trees to replace a regulated tree; or
    b. if the development relates to a significant tree—3 trees to replace a significant tree. Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017*, and cannot be planted within 3 metres of an existing dwelling or in-ground swimming pool.

Advice Notes

1. 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).

2. Building Consent and Development Approval must be obtained within 24 months from the date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.

3. The development shall be lawfully commenced by substantial work on the site of the development within 2 years from the date of Development Approval. If substantial work on the site has occurred within 2 years, the development shall be substantially or fully completed within 3 years from the date of Development Approval.

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

5. Noise measured at the nearest residential property boundary shall comply with the *Environment Protection (Noise) Policy 2023* at all times.

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

   a. 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*.
   b. 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.
   c. 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;
   d. It is the developers/owner's responsibility to ensure that damage does not occur to verge infrastructure during construction. Council regularly inspects the condition of verge infrastructure during construction and where damage is observed, Council may recover the costs from the owner for reinstatement of any damage to the footpath, kerb or gutter and may also impose a substantial penalty for any wilful damage.

7. You will need to obtain your permission from your neighbour should you wish to access their property to carry out construction work adjacent the boundary or if you wish to erect common boundary fencing or boundary retaining walls, pursuant to the *Fences Act 1975*. To find out more, please visit: https://lsc.sa.gov.au/resources/fencesandthelawbooklet.pdf

8. The applicant is reminded 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.

   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

9. 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.

ATTACHMENTS

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

1. Proposal Plans and Supporting Documentation
2. Copy of Sign Displayed on the Land and Representations
3. Applicant's Response to Representations
4. Extract of Planning and Design Code

Attachment 1

Proposal Plans and Supporting Documentation

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

Land Use Application Report for LOT 396, Waterloo Corner Rd. CT6054/347, D80272 AL396

PR27282 – Salisbury Recreation Precinct – Road Safety Park and Carpark

Happy Home Dr., Salisbury North



Prepared by: Jessica Tejeda

Reviewed by: Willie Wong

City of Salisbury

13 May 2025

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

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APPENDIX B – LIGHTING AND ELECTRICAL DESIGN

APPENDIX C – IRRIGATION DESIGN

APPENDIX D – ARBORIST REPORT

APPENDIX E – GEOTECHNICAL REPORT

APPENDIX F – CARPARK INVESTIGATION

Background

The City of Salisbury (CoS) is delivering improved public spaces and support the activation of the Salisbury Recreation Precinct alongside the recently redeveloped Salisbury Aquatic Centre. These enhancements include the construction of a Road Safety Park, a multi-sport court, and a new car park, transforming the site into a vibrant destination for residents from the northern part of Adelaide.

The Road Safety Park will feature traffic control devices, regulatory road signs, and pavement markings to enhance road safety education and awareness. The project will also incorporate landscaping and greening treatments to improve the visual appeal, provide shade, and create a more welcoming environment.

The overview of elements to be included within the improvement plan are:

- Road Safety Park
- Shelters
- Sitting Spaces
- Fencing & Pedestrian access
- Multi-sport court
- Carpark
- Landscaping and plantings
- Turf and irrigation
- BBQ
- Drink fountains

Assessment of options

Various layouts were discussed during the preliminary stages of design. The design concepts aimed to:

- Maximise the number of carpark spaces;
- Minimise the disturbance and removal of existing trees; and
- Ensure compliance with Australian Standards, DIT Standards and Austroads guidelines.

An existing driveway on Happy Homes Drive provides access to the adjacent carpark near the tennis courts. A regulated tree (identified as tree No. 12 in the arborist report – refer to Appendix D) is located immediately to the west of this verge, as shown in Figure 1 marked with a red 'X'.

The option of utilising the existing entrance and adjusting the car park layout to retain the tree was ultimately dismissed. This was due to the driveway's limited width, which would only permit one-way traffic, likely resulting in bottlenecks and congestion along Happy Homes Drive. Additionally, preserving the tree under this configuration would have required the loss of approximately 13 car parking spaces to allow for adequate circulation roads and aisles.

Similarly, on the southern side of the carpark, a shallow Ø 525 mm stormwater pipe conflicts with the required excavation. Avoiding this pipe would result in the loss of an additional seven car parking spaces (see Figure 2). Furthermore, this alternative would prevent the implementation of the car park's internal drainage system, as the required grade could not be achieved if the connection to the existing pipe was made upstream of the current design point (see Figure 3).

Appendix F summarises discussions on two more alternatives and documents the agreement to proceed with the design presented in Appendix A of this report, as it best meets the objectives outlined in this section.



Figure 1 – Red lines illustrating the constraints involved in keeping tree No. 12 and existing driveway



Figure 2 – Existing 525 mm pipe shown in purple. The red line indicates the hypothetical carpark boundary to avoid impacting trees No. 14, 15 and 16. The blue line illustrates the stormwater connection into existing pipe.

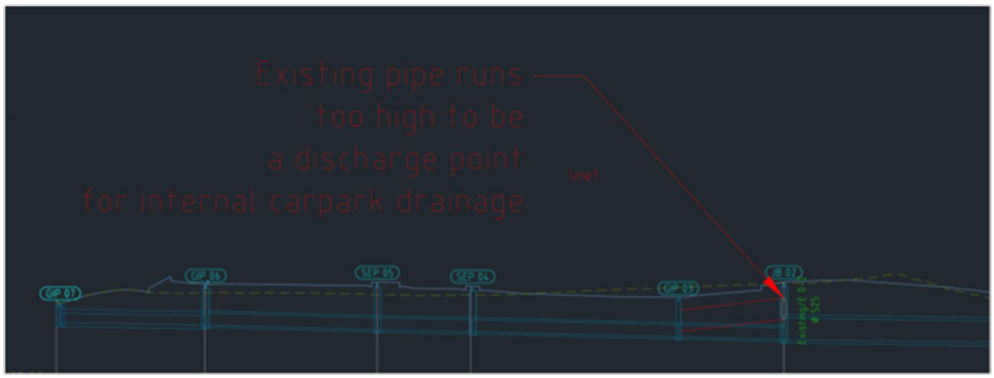

Figure 3 – Long section of the internal carpark drainage. Red lines illustrate how high the existing pipe is and why relocation is the best option.

Tree impacts of the selected design

Although due diligence was made to ensure minimal tree impact, the selected design requires the removal of the trees as indicated below. These trees have been assessed by an external arborist (see Appendix D) and have been classified as follow:

- Tree 12 - Regulated, moderate retention rating – conflicts with carpark entrance.
- Tree 14 - Unregulated, low retention rating – conflicts with stormwater pipe.
- Tree 15 – Regulated, low retention rating – conflicts with stormwater pipe.
- Tree 16 – Regulated, low retention rating – conflicts with stormwater pipe.

Figure 4 provides an overall view of the design's encroachments into the TPZ of all trees. It can be noted that in most cases, this encroachment is less than 10% and has been deemed acceptable by the arborist.

Although the carpark footprint requires the removal of one tree only (No. 12), the additional three trees marked for removal are necessary for the decommission of the existing 525 mm diam. stormwater pipe that crosses the site. It was noted during earthwork balance analysis that the reduction in levels will result in an uncover section of the existing line.

Figure 5 and Figure 6 show the conflict between the stormwater pipe and the design levels. The need to maximise carpark space in the area impeded the retreat of the southern boundary of the carpark to avoid this clash as indicated in previous sections and illustrated in Figure 2. Furthermore, the relocation of the pipe was necessary to achieve optimal grades for the new stormwater network that will service both carparks and the Road Safety Park.

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

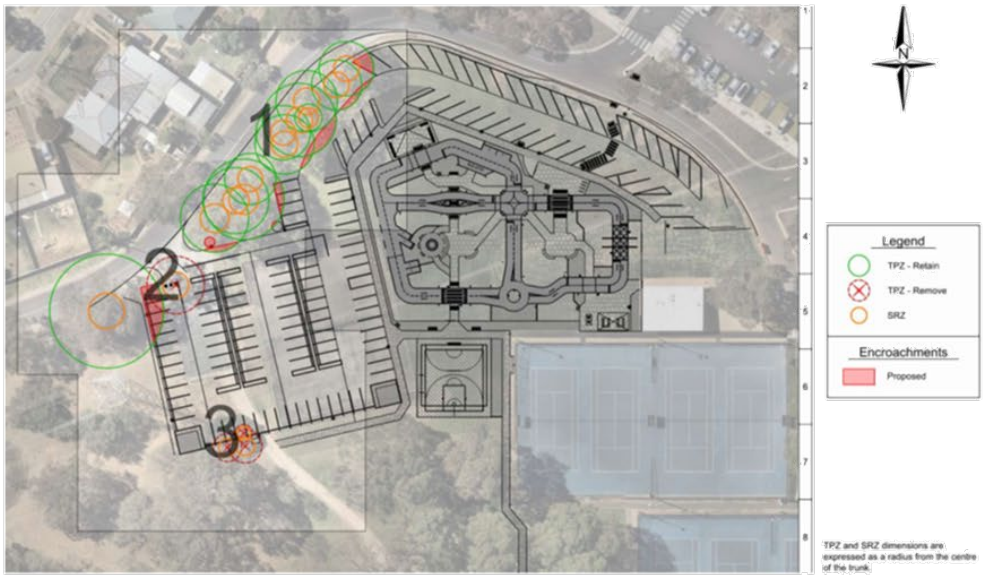

Figure 4 – Carpark geometry and impact on existing trees

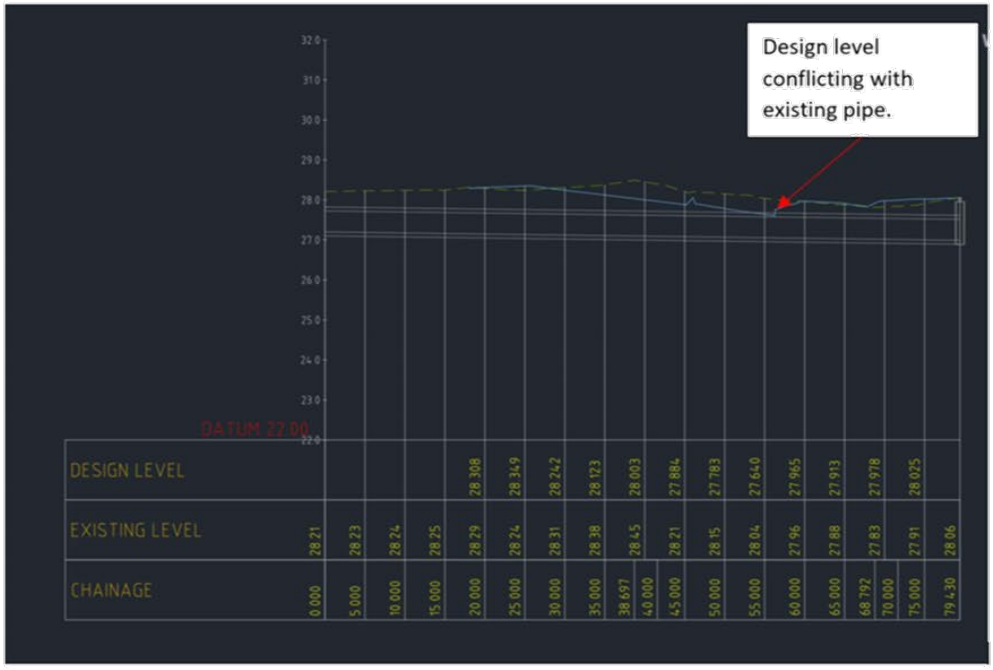

Figure 5 – Existing pipeline profile. Design levels shown in blue.



Figure 7 – Existing irrigation

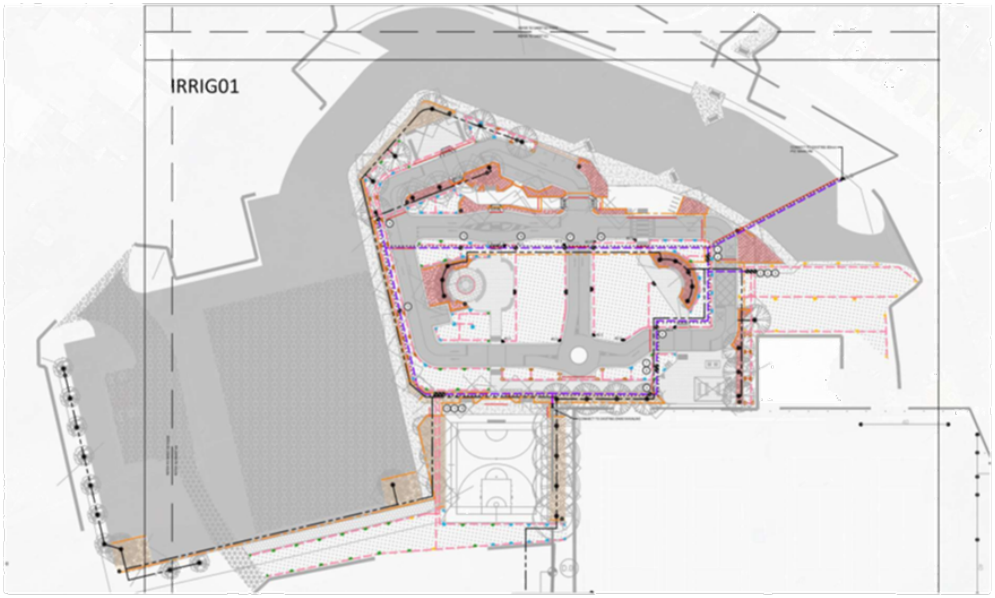

Figure 8 – Proposed irrigation

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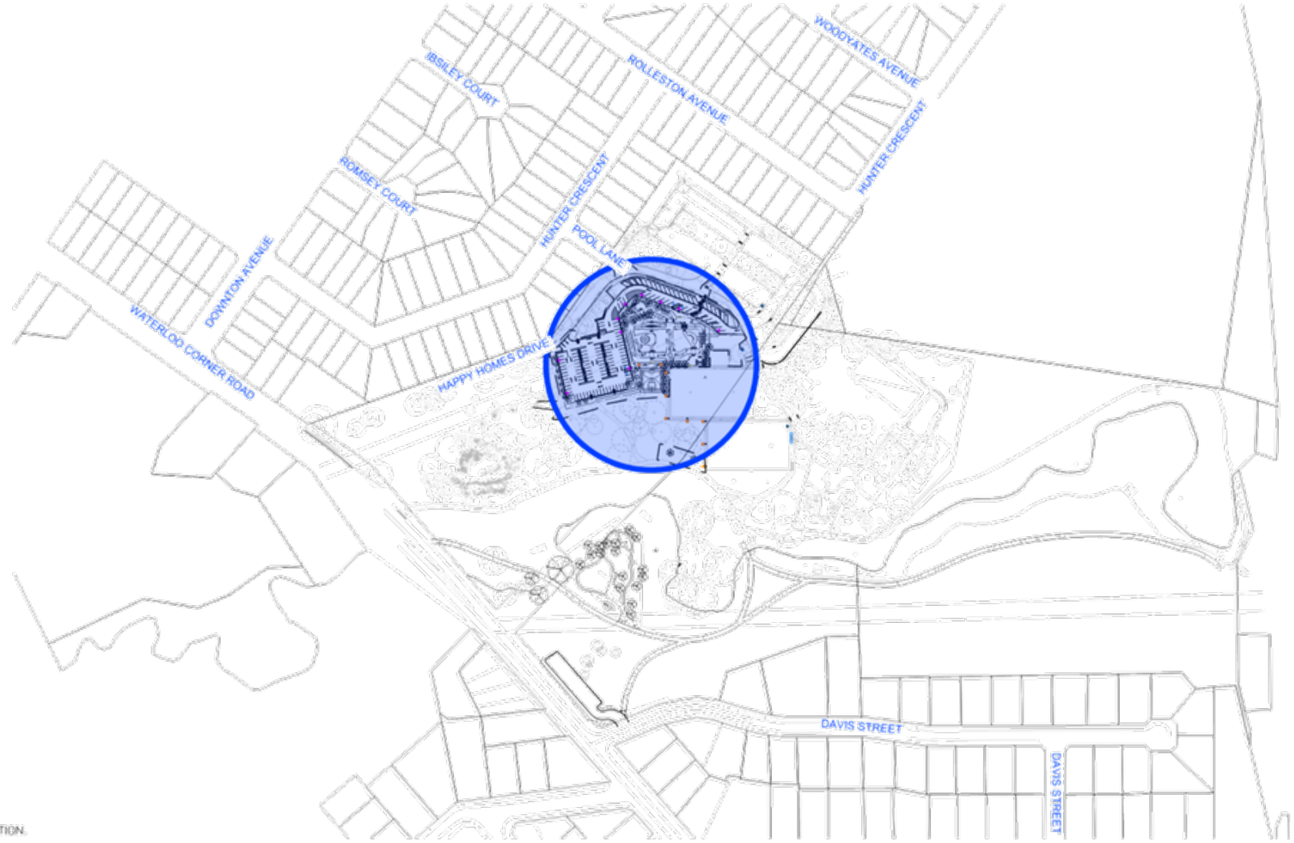
Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

APPENDIX A – DESIGN DRAWINGS

SALISBURY RECREATION PRECINCT, SALISBURY

Road Safety Park



PLAN

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503	LANDSCAPE - DIMENSIONS
601	CIVIL - CONSTRUCTION DETAILS - 1
602	CIVIL - CONSTRUCTION DETAILS - 2
603	LANDSCAPE DETAILS
604	LANDSCAPE DETAILS
605	LANDSCAPE DETAILS
606	LANDSCAPE DETAILS

NOTES

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

ISSUED FOR TENDER

REVISIONS AND ISSUES

REV	ISSUE/DESCRIPTION	DATE	DRAWN	CHECKED
A	FOR TENDER	19/2/25	AC	WW
B	FOR TENDER	05/03/25	AC	WW

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.

THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS AND EXISTING SERVICE LOCATIONS, PRIOR TO COMMENCEMENT ON SITE, PREPARATION OF DETAIL/SHOP DRAWINGS, AND FABRICATION OF CONSTRUCTION/BUILDING COMPONENTS.

APPROVAL

NAME Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE _____ DATE _____

NAME Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE _____ DATE _____

NAME Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE _____ DATE _____

	NAME	DATE
DESIGN BY	AC;WW;JT	19-2-25
VARIED BY	WW	19-2-25
DESIGN TEAM LEADER	WW	19-2-25

COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST DD-REV A.DWG

NORTH

SALISBURY REC. PRECINCT

INDEX AND LOCATION PLAN

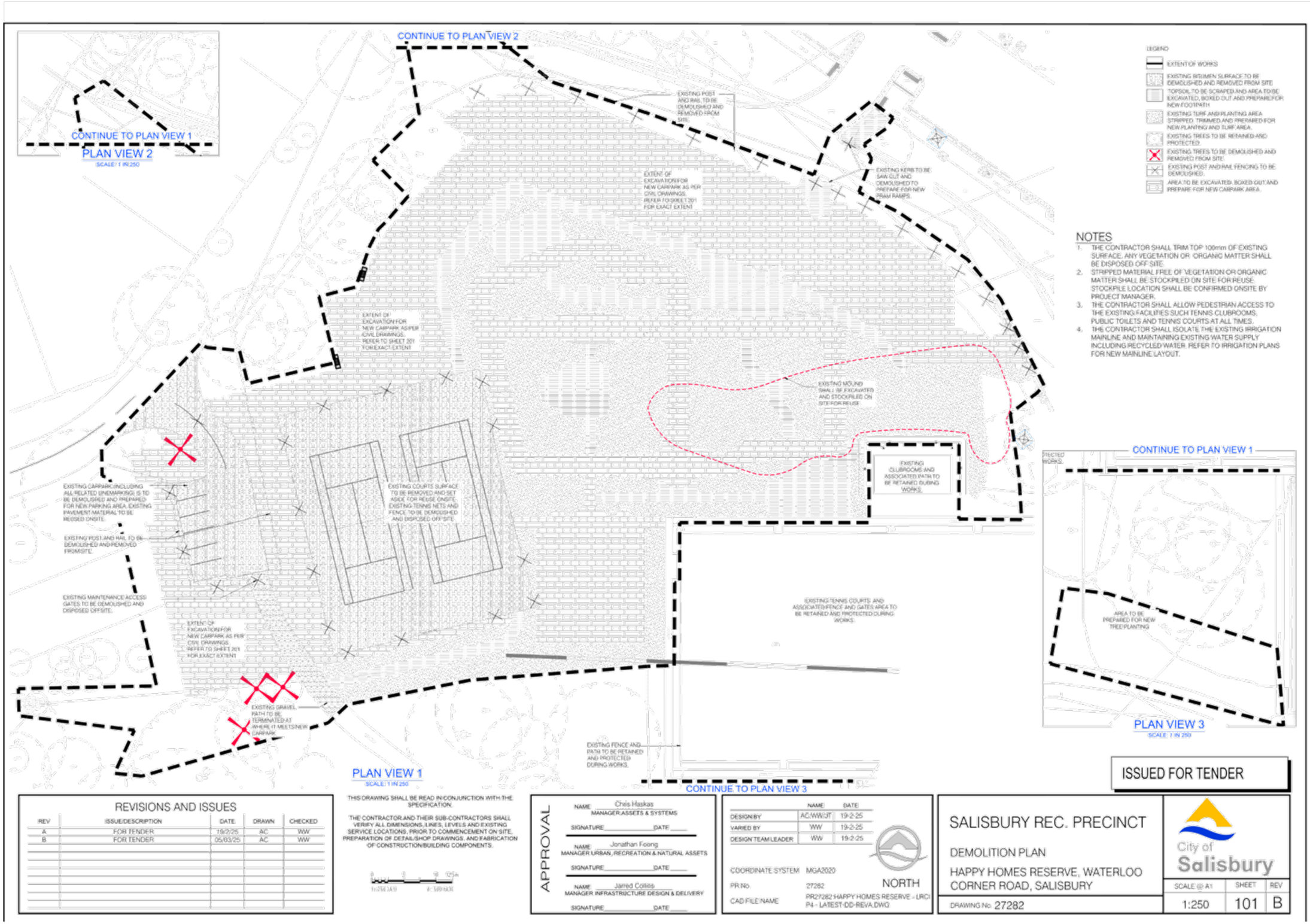
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY

DRAWING No. 27282

City of Salisbury

SCALE @ A1	SHEET	REV
1:1000	001	B

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation


CONTINUE TO PLAN VIEW 2
CONTINUE TO PLAN VIEW 1
PLAN VIEW 2
SCALE: 1 IN 250
LEGEND
EXTENT OF WORKS
EXISTING BITUMEN SURFACE TO BE DEMOLISHED AND REMOVED FROM SITE
TOPSOIL TO BE SCRAPED AND AREA TO BE EXCAVATED, BOXED OUT AND PREPARED FOR NEW FOOTPATH
EXISTING TURF AND PLANTING AREA STRIPPED, TRIMMED AND PREPARED FOR NEW PLANTING AND TURF AREA.
EXISTING TREES TO BE RETAINED AND PROTECTED.
EXISTING TREES TO BE DEMOLISHED AND REMOVED FROM SITE.
EXISTING POST AND RAIL FENCING TO BE DEMOLISHED.
AREA TO BE EXCAVATED, BOXED OUT AND PREPARE FOR NEW CARPARK AREA.
NOTES
1. THE CONTRACTOR SHALL TRIM TOP 100mm OF EXISTING SURFACE. ANY VEGETATION OR ORGANIC MATTER SHALL BE DISPOSED OFF SITE.
2. STRIPPED MATERIAL FREE OF VEGETATION OR ORGANIC MATTER SHALL BE STOCKPILED ON SITE FOR REUSE. STOCKPILE LOCATION SHALL BE CONFIRMED ONSITE BY PROJECT MANAGER.
3. THE CONTRACTOR SHALL ALLOW PEDESTRIAN ACCESS TO THE EXISTING FACILITIES SUCH TENNIS CLUBROOMS, PUBLIC TOILETS AND TENNIS COURTS AT ALL TIMES.
4. THE CONTRACTOR SHALL ISOLATE THE EXISTING IRRIGATION MAINLINE AND MAINTAINING EXISTING WATER SUPPLY INCLUDING RECYCLED WATER. REFER TO IRRIGATION PLANS FOR NEW MAINLINE LAYOUT.
EXISTING POST AND RAIL TO BE DEMOLISHED AND REMOVED FROM SITE.
EXTENT OF EXCAVATION FOR NEW CARPARK AS PER CIVIL DRAWINGS. REFER TO SHEET 201 FOR EXACT EXTENT
EXISTING KERB TO BE SAW CUT AND DEMOLISHED TO PREPARE FOR NEW PRAM RAMPS.
EXISTING MOUND SHALL BE EXCAVATED AND STOCKPILED ON SITE FOR REUSE
EXISTING CARPARK INCLUDING ALL RELATED LINEMARKING IS TO BE DEMOLISHED AND PREPARED FOR NEW PARKING AREA. EXISTING PAVEMENT MATERIAL TO BE REUSED ONSITE.
EXISTING COURTS SURFACE TO BE REMOVED AND SET ASIDE FOR REUSE ONSITE. EXISTING TENNIS NETS AND FENCE TO BE DEMOLISHED AND DISPOSED OFF SITE.
EXISTING CLUBROOMS AND ASSOCIATED PATH TO BE RETAINED DURING WORKS.
EXISTING MAINTENANCE ACCESS GATES TO BE DEMOLISHED AND DISPOSED OFFSITE.
EXTENT OF EXCAVATION FOR NEW CARPARK AS PER CIVIL DRAWINGS. REFER TO SHEET 201 FOR EXACT EXTENT
EXISTING GRAVEL PATH TO BE TERMINATED AT WHERE IT MEETS NEW CARPARK
EXISTING TENNIS COURTS AND ASSOCIATED FENCE AND GATES AREA TO BE RETAINED AND PROTECTED DURING WORKS.
EXISTING FENCE AND PATH TO BE RETAINED AND PROTECTED DURING WORKS.
CONTINUE TO PLAN VIEW 3
CONTINUE TO PLAN VIEW 1
AREA TO BE PREPARED FOR NEW TREE PLANTING
PLAN VIEW 3
SCALE: 1 IN 250
PLAN VIEW 1
SCALE: 1 IN 250
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV | ISSUE/DESCRIPTION | DATE | DRAWN | CHECKED
A | FOR TENDER | 19/2/25 | AC | WW
B | FOR TENDER | 05/03/25 | AC | WW
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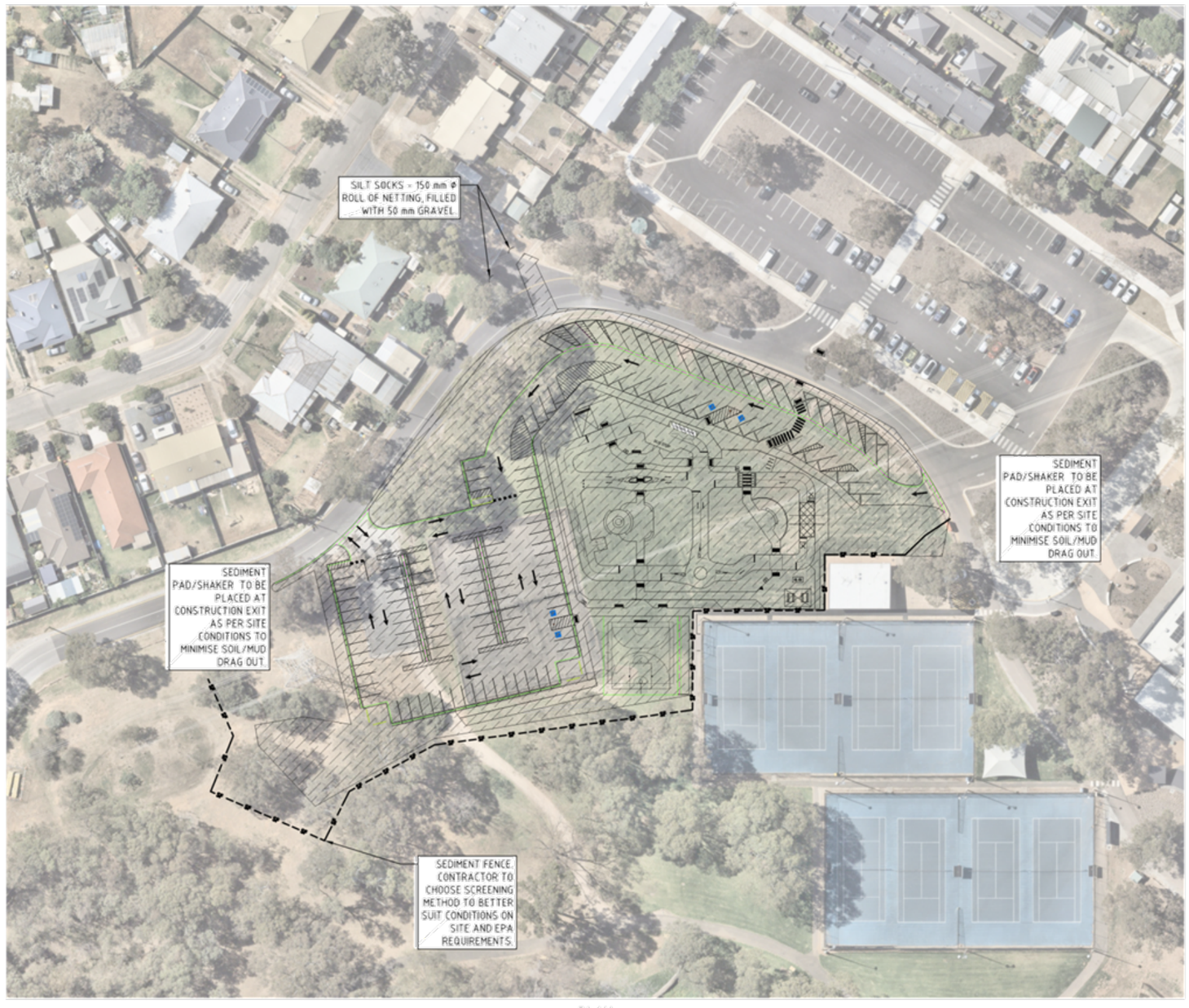
APPROVAL
NAME: Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME: Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME: Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY AC/WW/JT 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST-DD-REVA.DWG
NORTH
SALISBURY REC. PRECINCT
DEMOLITION PLAN
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1 | SHEET | REV
1:250 | 101 | B



PLAN
SCALE 1:500

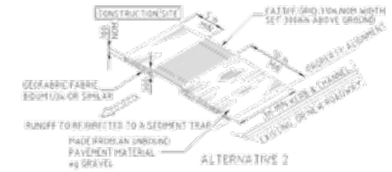
LEGEND:

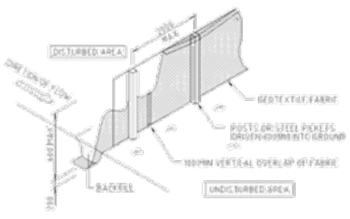
WORKS AREA

— SF — — SEDIMENT FENCE

TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP
NOT TO SCALE







SEDIMENT FENCE DETAIL

CAUTION
EXCAVATION AREA IN PROXIMITY TO PUBLIC SPACES
PRECAUTIONS ARE TO BE TAKEN TO ENSURE THAT ALL WORKS ARE PERFORMED IN ACCORDANCE TO SAFETY STANDARDS. APPROPRIATE CONSTRUCTION METHODS ARE TO BE VERIFIED BY THE CONTRACTOR TO ENSURE THAT ADJACENT INFRASTRUCTURE IS NOT AFFECTED BY THE EXCAVATION WORKS. ANY IDENTIFIED RISK TO BE REPORTED TO THE COUNCIL'S PROJECT MANAGER.

ISSUED FOR TENDER

REVISIONS AND ISSUES

REV	ISSUE/DESCRIPTION	DATE	DRAWN	CHECKED
A	FOR TENDER	19/2/25	JT	WW
B	FOR TENDER	05/03/25	JT	WW

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0 5 10 20 25m
1:500 (A3) 1:1000 (A1)

APPROVAL

NAME Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE ____ DATE ____

NAME Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE ____ DATE ____

NAME Jarrod Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE ____ DATE ____

	NAME	DATE
DESIGN BY	JT	19-2-25
VARIED BY	WW	19-2-25
DESIGN TEAM LEADER	WW	19-2-25

COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG

NORTH

SALISBURY REC. PRECINCT

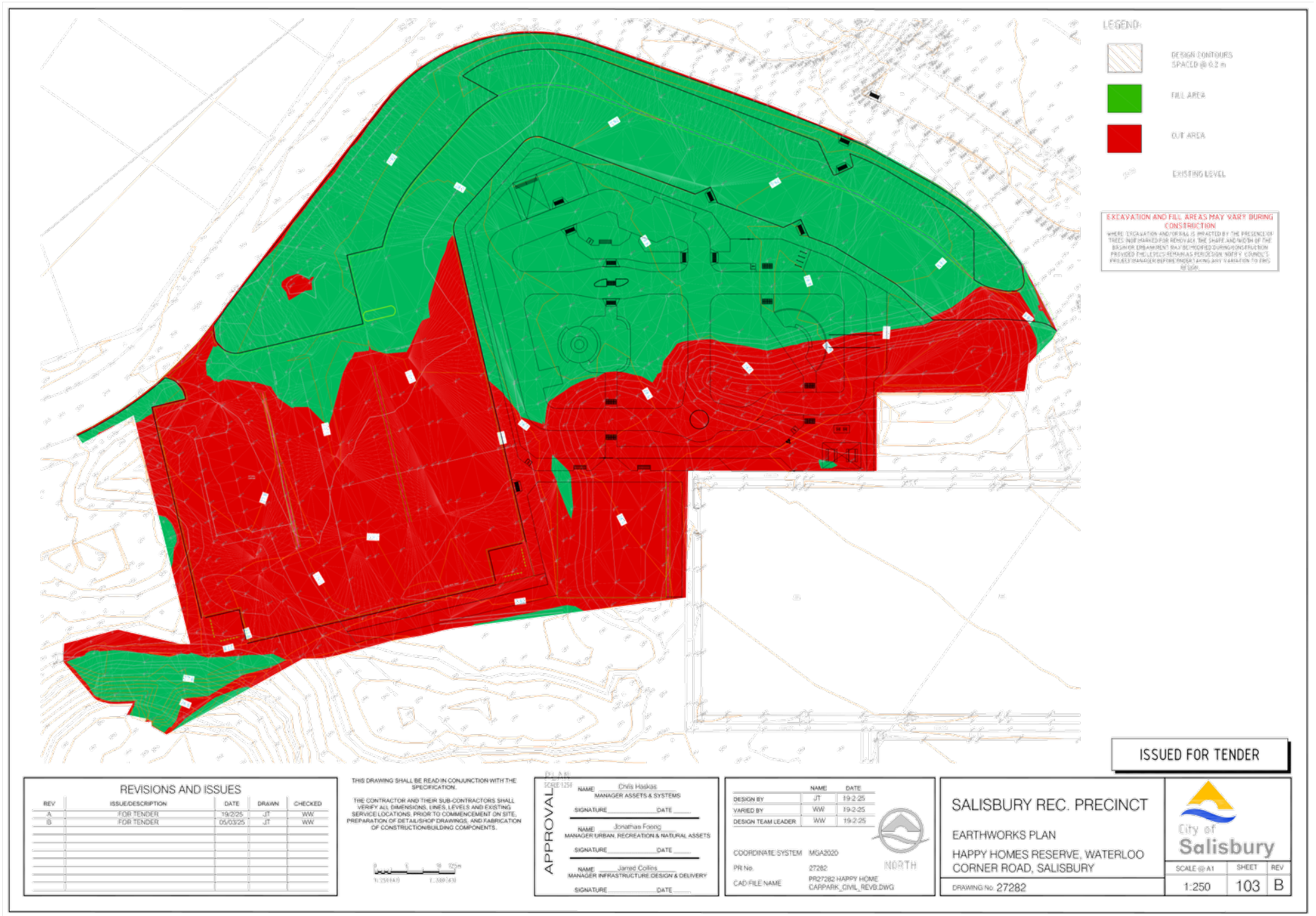
SEDIMENT CONTROL PLAN

HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY

DRAWING No 27282

City of Salisbury

SCALE @ A1	SHEET	REV
1:500	102	B


LEGEND:
DESIGN CONTOURS SPACED @ 0.2 m
FILL AREA
CUT AREA
EXISTING LEVEL
EXCAVATION AND FILL AREAS MAY VARY DURING CONSTRUCTION
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV ISSUE/DESCRIPTION DATE DRAWN CHECKED
A FOR TENDER 19/2/25 JT WW
B FOR TENDER 05/03/25 JT WW
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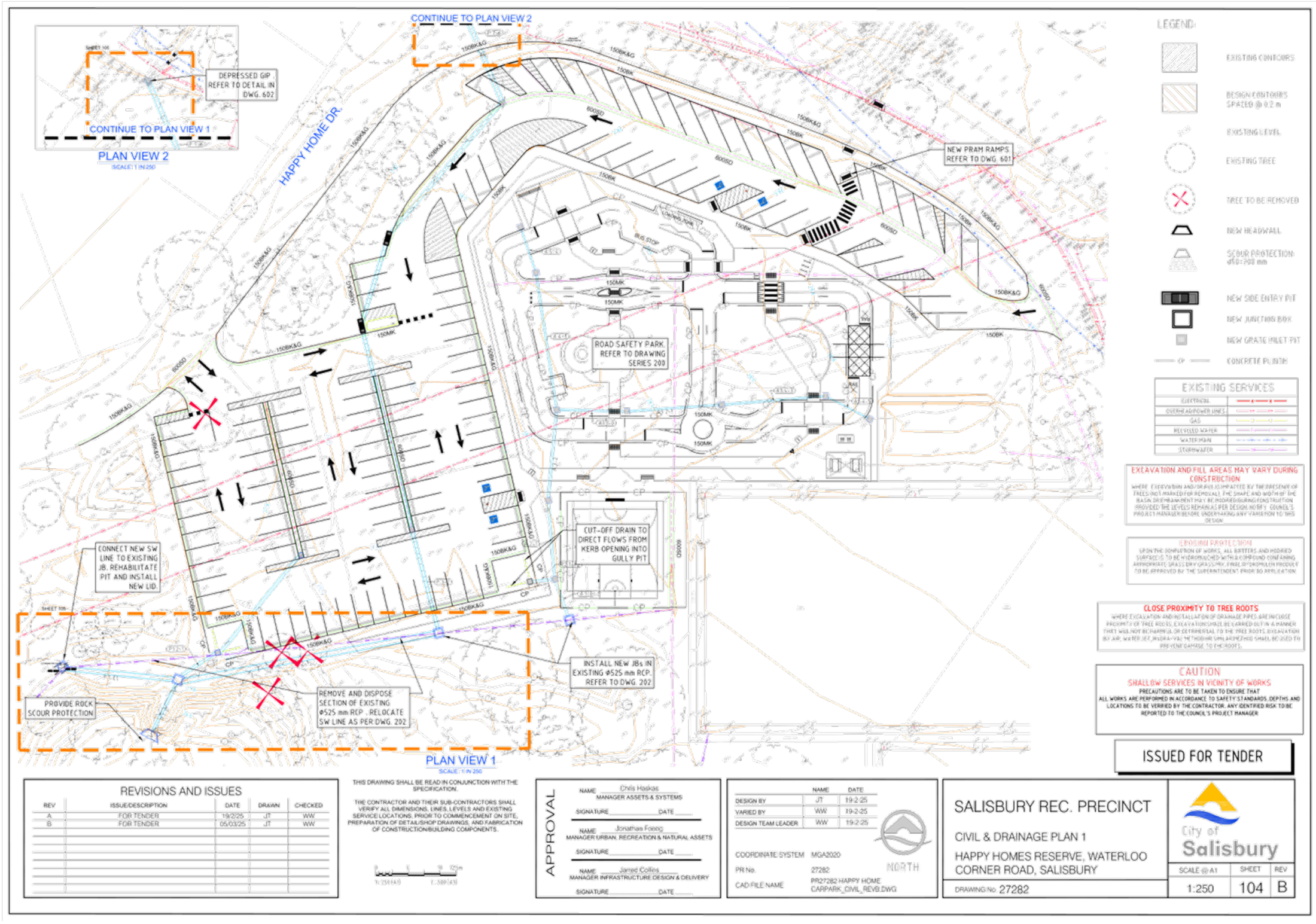
APPROVAL
NAME Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY JT 19.2.25
VARIED BY WW 19.2.25
DESIGN TEAM LEADER WW 19.2.25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG
NORTH
SALISBURY REC. PRECINCT
EARTHWORKS PLAN
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1 SHEET REV
1:250 103 B


CONTINUE TO PLAN VIEW 2
DEPRESSED GIP REFER TO DETAIL IN DWG. 602
CONTINUE TO PLAN VIEW 1
PLAN VIEW 2
SCALE: 1 IN 250
HAPPY HOME DR
NEW PRAM RAMPS REFER TO DWG. 601
ROAD SAFETY PARK REFER TO DRAWING SERIES 200
CUT-OFF DRAIN TO DIRECT FLOWS FROM KERB OPENING INTO GULLY PIT
CONNECT NEW SW LINE TO EXISTING JB. REHABILITATE PIT AND INSTALL NEW LID.
INSTALL NEW JBs IN EXISTING ø525 mm RCP. REFER TO DWG. 202
REMOVE AND DISPOSE SECTION OF EXISTING ø525 mm RCP . RELOCATE SW LINE AS PER DWG. 202
PROVIDE ROCK SCOUR PROTECTION
PLAN VIEW 1
SCALE: 1 IN 250
LEGEND
EXISTING CONTOURS
DESIGN CONTOURS SPACED @ 0.2 m
EXISTING LEVEL
EXISTING TREE
TREE TO BE REMOVED
NEW HEADWALL
SCOUR PROTECTION: d50=200 mm
NEW SIDE ENTRY PIT
NEW JUNCTION BOX
NEW GRATE INLET PIT
CONCRETE PLINTH
EXISTING SERVICES
ELECTRICAL
OVERHEAD POWER LINES
GAS
RECYCLED WATER
WATER MAIN
STORMWATER
EXCAVATION AND FILL AREAS MAY VARY DURING CONSTRUCTION
EROSION PROTECTION
CLOSE PROXIMITY TO TREE ROOTS
CAUTION
SHALLOW SERVICES IN VICINITY OF WORKS
PRECAUTIONS ARE TO BE TAKEN TO ENSURE THAT ALL WORKS ARE PERFORMED IN ACCORDANCE TO SAFETY STANDARDS. DEPTHS AND LOCATIONS TO BE VERIFIED BY THE CONTRACTOR. ANY IDENTIFIED RISK TO BE REPORTED TO THE COUNCIL'S PROJECT MANAGER
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV A ISSUE/DESCRIPTION FOR TENDER DATE 19/2/25 DRAWN JT CHECKED WW
REV B ISSUE/DESCRIPTION FOR TENDER DATE 05/03/25 DRAWN JT CHECKED WW
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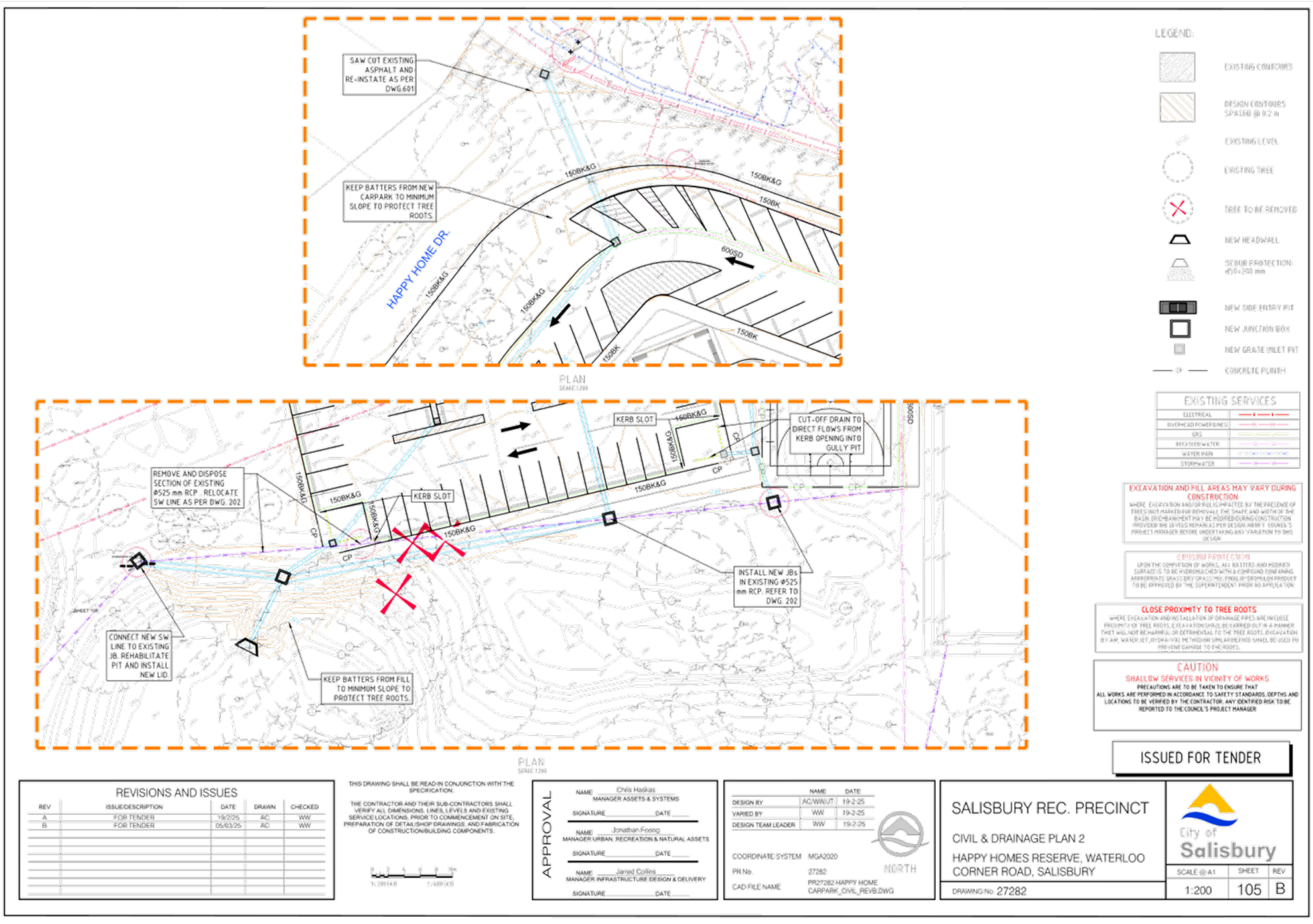
NAME Chris Haskas MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME Jonathan Foong MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME Jarrod Collins MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY JT 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG
NORTH
SALISBURY REC. PRECINCT
CIVIL & DRAINAGE PLAN 1
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No 27282
City of Salisbury
SCALE @ A1 1:250
SHEET 104
REV B


SAW CUT EXISTING ASPHALT AND RE-INSTATE AS PER DWG 601
KEEP BATTERS FROM NEW CARPARK TO MINIMUM SLOPE TO PROTECT TREE ROOTS
HAPPY HOME DR.
150BK&G
600SD
PLAN
REMOVE AND DISPOSE SECTION OF EXISTING ø525 mm RCP . RELOCATE SW LINE AS PER DWG. 202
KERB SLOT
CUT-OFF DRAIN TO DIRECT FLOWS FROM KERB OPENING INTO GULLY PIT
INSTALL NEW JBs IN EXISTING ø525 mm RCP. REFER TO DWG. 202
CONNECT NEW SW LINE TO EXISTING JB. REHABILITATE PIT AND INSTALL NEW LID.
KEEP BATTERS FROM FILL TO MINIMUM SLOPE TO PROTECT TREE ROOTS.
CP
PLAN
LEGEND:
EXISTING CONTOURS
DESIGN CONTOURS SPACED @ 0.2 m
EXISTING LEVEL
EXISTING TREE
TREE TO BE REMOVED
NEW HEADWALL
SCOUR PROTECTION
NEW SIDE ENTRY PIT
NEW JUNCTION BOX
NEW GRATE INLET PIT
CONCRETE PLINTH
EXISTING SERVICES
ELECTRICAL
OVERHEAD POWERLINES
GAS
RECYCLED WATER
WATER MAIN
STORMWATER
EXCAVATION AND FILL AREAS MAY VARY DURING CONSTRUCTION
EROSION PROTECTION
CLOSE PROXIMITY TO TREE ROOTS
CAUTION
SHALLOW SERVICES IN VICINITY OF WORKS
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REVISIONS AND ISSUES
REV ISSUE/DESCRIPTION DATE DRAWN CHECKED
A FOR TENDER 19/2/25 AC WW
B FOR TENDER 05/03/25 AC WW
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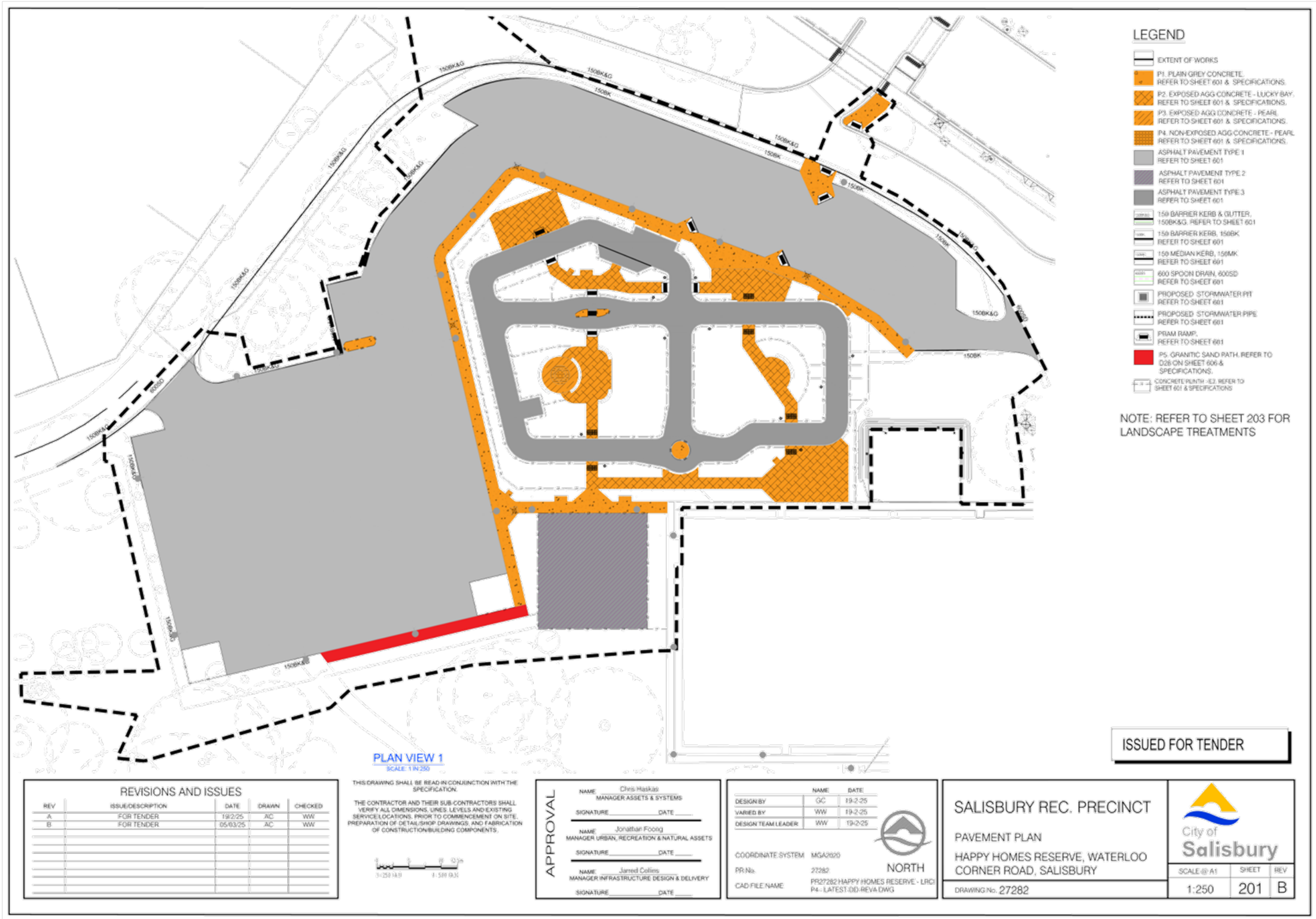
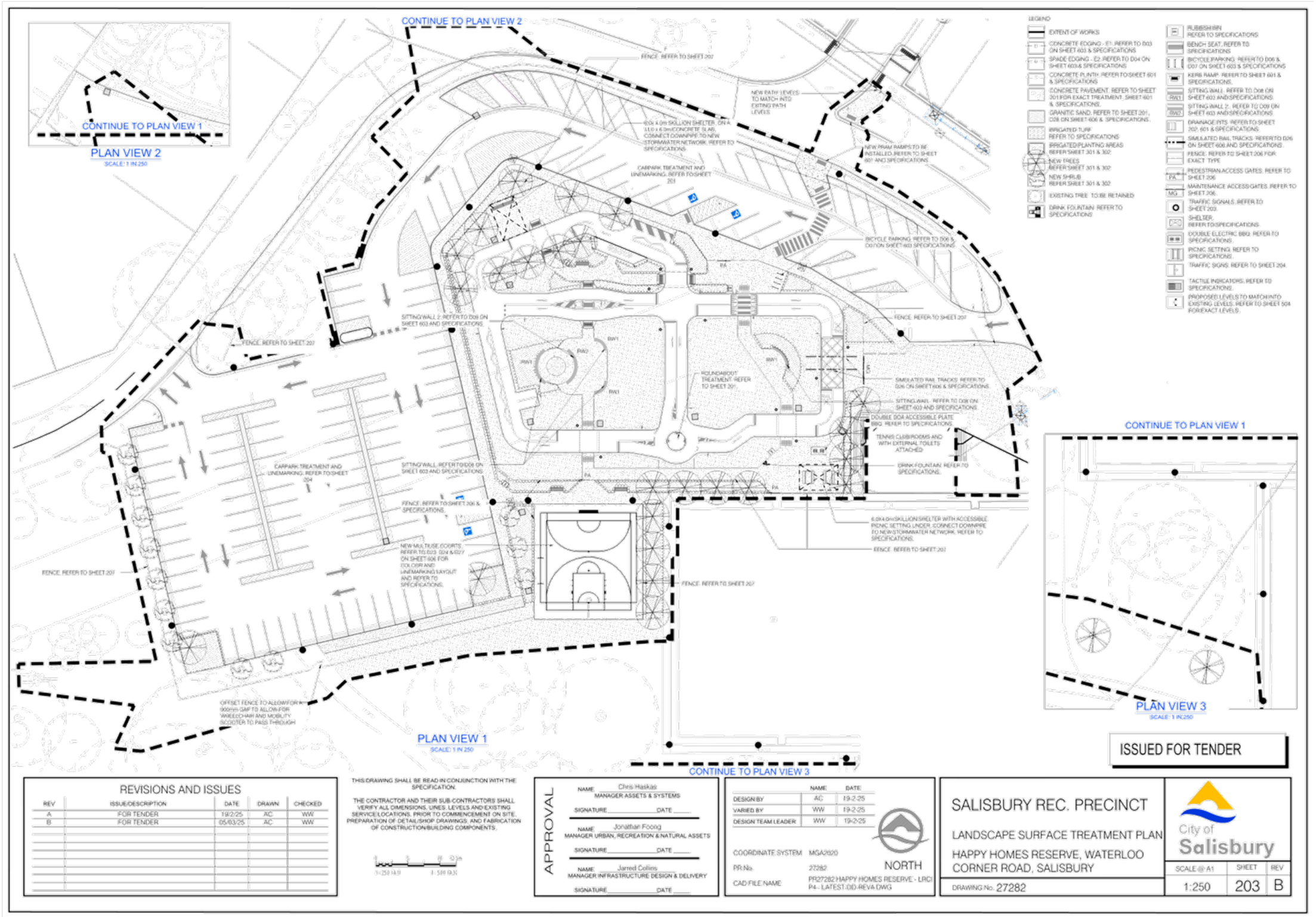
APPROVAL
NAME Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY AC/WW/JT 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG
NORTH
SALISBURY REC. PRECINCT
CIVIL & DRAINAGE PLAN 2
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1 1:200
SHEET 105
REV B



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation


CONTINUE TO PLAN VIEW 2
CONTINUE TO PLAN VIEW 1
PLAN VIEW 2
SCALE: 1 IN 250
FENCE. REFER TO SHEET 207
NEW PATH LEVELS TO MATCH INTO EXISTING PATH LEVELS
6.0X4.0m SKILLION SHELTER, ON A 11.0 x 6.0m CONCRETE SLAB. CONNECT DOWNPIPE TO NEW STORMWATER NETWORK. REFER TO SPECIFICATIONS.
NEW PRAM RAMPS TO BE INSTALLED. REFER TO SHEET 601 AND SPECIFICATIONS
CARPARK TREATMENT AND LINEMARKING. REFER TO SHEET 201
BICYCLE PARKING. REFER TO D06 & D07 ON SHEET 603 SPECIFICATIONS
SITTING WALL 2. REFER TO D08 ON SHEET 603 AND SPECIFICATIONS.
ROUNDABOUT TREATMENT. REFER TO SHEET 201
SIMULATED RAIL TRACKS. REFER TO D26 ON SHEET 606 & SPECIFICATIONS.
SITTING WALL. REFER TO D08 ON SHEET 603 AND SPECIFICATIONS.
DOUBLE DDA ACCESSIBLE PLATE BBQ. REFER TO SPECIFICATIONS.
TENNIS CLUBROOMS AND WITH EXTERNAL TOILETS ATTACHED
DRINK FOUNTAIN. REFER TO SPECIFICATIONS.
6.0X4.0m SKILLION SHELTER WITH ACCESSIBLE PICNIC SETTING UNDER. CONNECT DOWNPIPE TO NEW STORMWATER NETWORK. REFER TO SPECIFICATIONS.
CARPARK TREATMENT AND LINEMARKING. REFER TO SHEET 204
SITTING WALL. REFER TO D08 ON SHEET 603 AND SPECIFICATIONS.
FENCE. REFER TO SHEET 206 & SPECIFICATIONS.
NEW MULTI USE COURTS. REFER TO D23, D24 & D27 ON SHEET 606 FOR COLOUR AND LINEMARKING LAYOUT AND REFER TO SPECIFICATIONS.
OFFSET FENCE TO ALLOW FOR A 900mm GAP TO ALLOW FOR WHEELCHAIR AND MOBILITY SCOOTER TO PASS THROUGH
PLAN VIEW 1
SCALE: 1 IN 250
CONTINUE TO PLAN VIEW 3
CONTINUE TO PLAN VIEW 1
PLAN VIEW 3
SCALE: 1 IN 250
LEGEND
EXTENT OF WORKS
CONCRETE EDGING - E1. REFER TO D03 ON SHEET 603 & SPECIFICATIONS
SPADE EDGING - E2. REFER TO D04 ON SHEET 603 & SPECIFICATIONS
CONCRETE PLINTH. REFER TO SHEET 601 & SPECIFICATIONS
CONCRETE PAVEMENT. REFER TO SHEET 201 FOR EXACT TREATMENT. SHEET 601 & SPECIFICATIONS.
GRANITIC SAND. REFER TO SHEET 201, D28 ON SHEET 606 & SPECIFICATIONS.
IRRIGATED TURF. REFER TO SPECIFICATIONS
IRRIGATED PLANTING AREAS. REFER SHEET 301 & 302
NEW TREES. REFER SHEET 301 & 302
NEW SHRUB. REFER SHEET 301 & 302
EXISTING TREE TO BE RETAINED
DRINK FOUNTAIN. REFER TO SPECIFICATIONS
RUBBISH BIN. REFER TO SPECIFICATIONS
BENCH SEAT. REFER TO SPECIFICATIONS
BICYCLE PARKING. REFER TO D06 & D07 ON SHEET 603 & SPECIFICATIONS
KERB RAMP. REFER TO SHEET 601 & SPECIFICATIONS.
SITTING WALL. REFER TO D08 ON SHEET 603 AND SPECIFICATIONS.
SITTING WALL 2. REFER TO D09 ON SHEET 603 AND SPECIFICATIONS.
DRAINAGE PITS. REFER TO SHEET 202, 601 & SPECIFICATIONS.
SIMULATED RAIL TRACKS. REFER TO D26 ON SHEET 606 AND SPECIFICATIONS.
FENCE. REFER TO SHEET 206 FOR EXACT TYPE
PEDESTRIAN ACCESS GATES. REFER TO SHEET 206
MAINTENANCE ACCESS GATES. REFER TO SHEET 206.
TRAFFIC SIGNALS. REFER TO SHEET 203.
SHELTER. REFER TO SPECIFICATIONS.
DOUBLE ELECTRIC BBQ. REFER TO SPECIFICATIONS.
PICNIC SETTING. REFER TO SPECIFICATIONS.
TRAFFIC SIGNS. REFER TO SHEET 204
TACTILE INDICATORS. REFER TO SPECIFICATIONS.
PROPOSED LEVELS TO MATCH INTO EXISTING LEVELS. REFER TO SHEET 504 FOR EXACT LEVELS.
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV A | FOR TENDER | 19/2/25 | AC | WW
REV B | FOR TENDER | 05/03/25 | AC | WW
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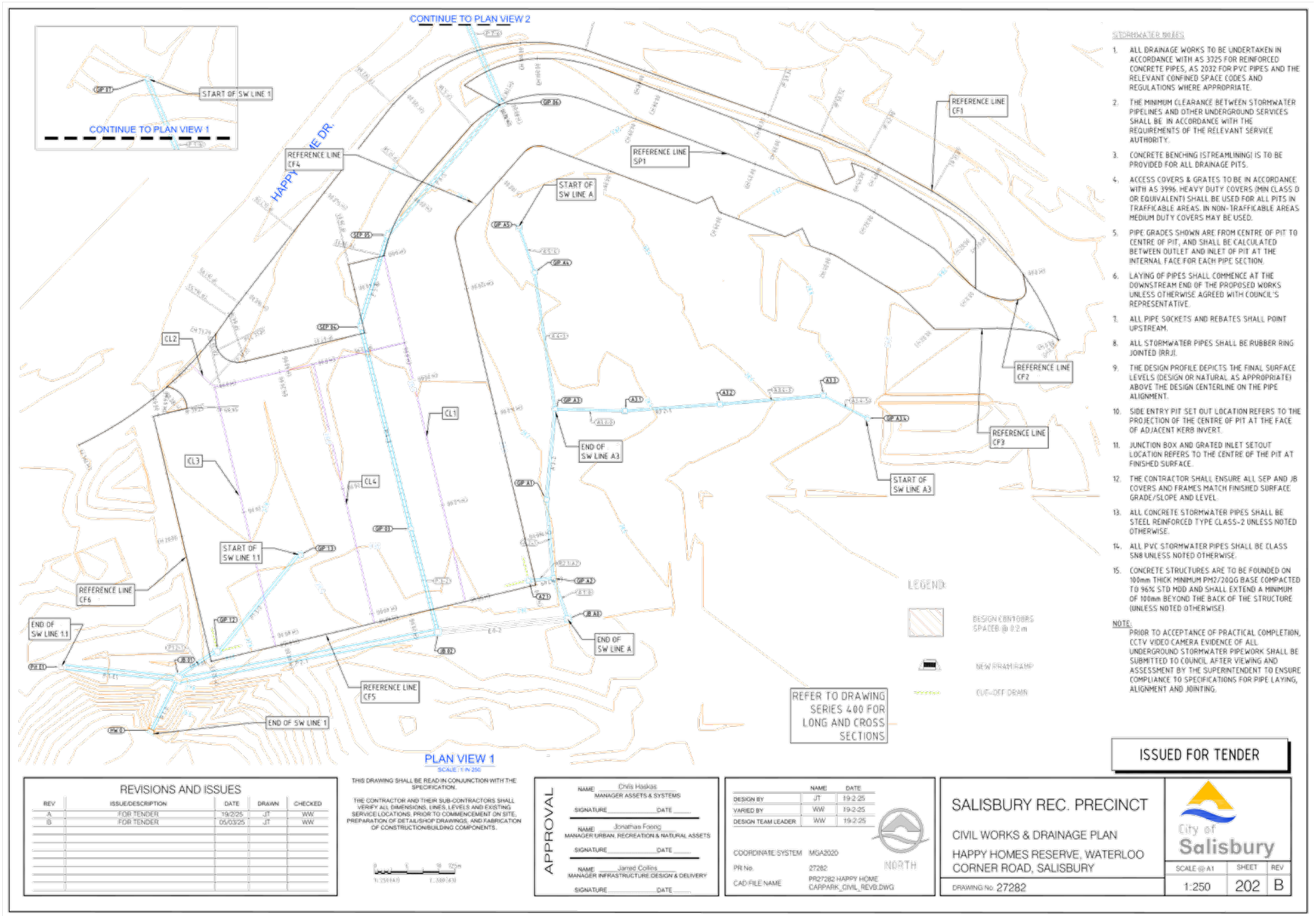
1:250 (A1) 1:500 (A3)
APPROVAL
NAME: Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME: Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME: Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY AC 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST DD-REVA.DWG
NORTH
SALISBURY REC. PRECINCT
LANDSCAPE SURFACE TREATMENT PLAN
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1: 1:250
SHEET: 203
REV: B


CONTINUE TO PLAN VIEW 2
START OF SW LINE 1
CONTINUE TO PLAN VIEW 1
HAPPY HOMES DR.
REFERENCE LINE CF4
REFERENCE LINE SP1
REFERENCE LINE CF1
START OF SW LINE A
REFERENCE LINE CF2
REFERENCE LINE CF3
START OF SW LINE A3
END OF SW LINE A3
END OF SW LINE A
START OF SW LINE 1.1
REFERENCE LINE CF6
END OF SW LINE 1.1
REFERENCE LINE CF5
END OF SW LINE 1
CL1
CL2
CL3
CL4
REFER TO DRAWING SERIES 400 FOR LONG AND CROSS SECTIONS
LEGEND:
DESIGN CONTOURS SPACED @ 0.2m
NEW PRAM RAMP
CUT-OFF DRAIN
STORMWATER NOTES
1. ALL DRAINAGE WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH AS 3725 FOR REINFORCED CONCRETE PIPES, AS 2032 FOR PVC PIPES AND THE RELEVANT CONFINED SPACE CODES AND REGULATIONS WHERE APPROPRIATE.
2. THE MINIMUM CLEARANCE BETWEEN STORMWATER PIPELINES AND OTHER UNDERGROUND SERVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SERVICE AUTHORITY.
3. CONCRETE BENCHING (STREAMLINING) IS TO BE PROVIDED FOR ALL DRAINAGE PITS.
4. ACCESS COVERS & GRATES TO BE IN ACCORDANCE WITH AS 3996. HEAVY DUTY COVERS (MIN CLASS D OR EQUIVALENT) SHALL BE USED FOR ALL PITS IN TRAFFICABLE AREAS. IN NON-TRAFFICABLE AREAS MEDIUM DUTY COVERS MAY BE USED.
5. PIPE GRADES SHOWN ARE FROM CENTRE OF PIT TO CENTRE OF PIT, AND SHALL BE CALCULATED BETWEEN OUTLET AND INLET OF PIT AT THE INTERNAL FACE FOR EACH PIPE SECTION.
6. LAYING OF PIPES SHALL COMMENCE AT THE DOWNSTREAM END OF THE PROPOSED WORKS UNLESS OTHERWISE AGREED WITH COUNCIL'S REPRESENTATIVE.
7. ALL PIPE SOCKETS AND REBATES SHALL POINT UPSTREAM.
8. ALL STORMWATER PIPES SHALL BE RUBBER RING JOINTED (RRJ).
9. THE DESIGN PROFILE DEPICTS THE FINAL SURFACE LEVELS (DESIGN OR NATURAL AS APPROPRIATE) ABOVE THE DESIGN CENTERLINE ON THE PIPE ALIGNMENT.
10. SIDE ENTRY PIT SET OUT LOCATION REFERS TO THE PROJECTION OF THE CENTRE OF PIT AT THE FACE OF ADJACENT KERB INVERT.
11. JUNCTION BOX AND GRATED INLET SETOUT LOCATION REFERS TO THE CENTRE OF THE PIT AT FINISHED SURFACE.
12. THE CONTRACTOR SHALL ENSURE ALL SEP AND JB COVERS AND FRAMES MATCH FINISHED SURFACE GRADE/SLOPE AND LEVEL.
13. ALL CONCRETE STORMWATER PIPES SHALL BE STEEL REINFORCED TYPE CLASS-2 UNLESS NOTED OTHERWISE.
14. ALL PVC STORMWATER PIPES SHALL BE CLASS SN8 UNLESS NOTED OTHERWISE.
15. CONCRETE STRUCTURES ARE TO BE FOUNDED ON 100mm THICK MINIMUM PM2/20QG BASE COMPACTED TO 96% STD MDD AND SHALL EXTEND A MINIMUM OF 100mm BEYOND THE BACK OF THE STRUCTURE (UNLESS NOTED OTHERWISE).
NOTE:
PRIOR TO ACCEPTANCE OF PRACTICAL COMPLETION, CCTV VIDEO CAMERA EVIDENCE OF ALL UNDERGROUND STORMWATER PIPEWORK SHALL BE SUBMITTED TO COUNCIL AFTER VIEWING AND ASSESSMENT BY THE SUPERINTENDENT TO ENSURE COMPLIANCE TO SPECIFICATIONS FOR PIPE LAYING, ALIGNMENT AND JOINTING.
PLAN VIEW 1
SCALE 1 IN 250
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV A ISSUE/DESCRIPTION FOR TENDER DATE 19/2/25 DRAWN JT CHECKED WW
REV B ISSUE/DESCRIPTION FOR TENDER DATE 05/03/25 DRAWN JT CHECKED WW
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.
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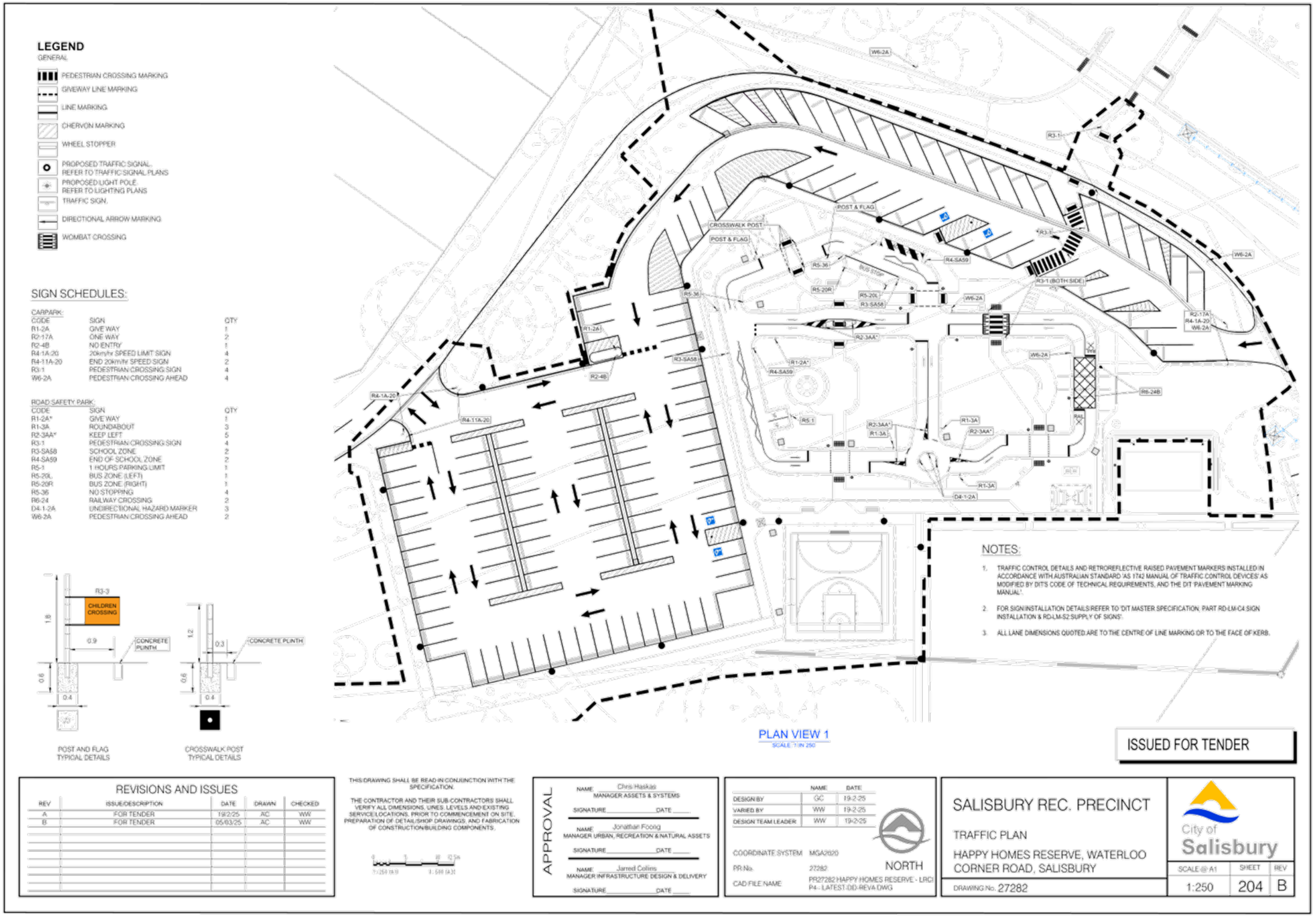
APPROVAL
NAME Chris Haskas MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME Jonathan Foong MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME Jarred Collins MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY JT 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG
NORTH
SALISBURY REC. PRECINCT
CIVIL WORKS & DRAINAGE PLAN
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No 27282
City of Salisbury
SCALE @ A1 1:250
SHEET 202
REV B


LEGEND
GENERAL
PEDESTRIAN CROSSING MARKING
GIVEWAY LINE MARKING
LINE MARKING
CHEVRON MARKING
WHEEL STOPPER
PROPOSED TRAFFIC SIGNAL. REFER TO TRAFFIC SIGNAL PLANS
PROPOSED LIGHT POLE. REFER TO LIGHTING PLANS
TRAFFIC SIGN.
DIRECTIONAL ARROW MARKING
WOMBAT CROSSING
SIGN SCHEDULES:
CARPARK:
CODE SIGN QTY
R1-2A GIVE WAY 1
R2-17A ONE WAY 2
R2-4B NO ENTRY 1
R4-1A-20 20km/hr SPEED LIMIT SIGN 4
R4-11A-20 END 20km/hr SPEED SIGN 2
R3-1 PEDESTRIAN CROSSING SIGN 4
W6-2A PEDESTRIAN CROSSING AHEAD 4
ROAD SAFETY PARK:
CODE SIGN QTY
R1-2A* GIVE WAY 1
R1-3A ROUNDABOUT 3
R2-3AA* KEEP LEFT 5
R3-1 PEDESTRIAN CROSSING SIGN 4
R3-SA58 SCHOOL ZONE 2
R4-SA59 END OF SCHOOL ZONE 2
R5-1 1 HOURS PARKING LIMIT 1
R5-20L BUS ZONE (LEFT) 1
R5-20R BUS ZONE (RIGHT) 1
R5-36 NO STOPPING 4
R6-24 RAILWAY CROSSING 2
D4-1-2A UNIDIRECTIONAL HAZARD MARKER 3
W6-2A PEDESTRIAN CROSSING AHEAD 2
R3-3
CHILDREN CROSSING
1.8
0.9
CONCRETE PLINTH
0.6
0.4
POST AND FLAG TYPICAL DETAILS
1.2
0.3
CONCRETE PLINTH
0.6
0.4
CROSSWALK POST TYPICAL DETAILS
POST & FLAG
CROSSWALK POST
POST & FLAG
R5-36
R1-2A
R3-SA58
R2-4B
R4-1A-20
R4-11A-20
W6-2A
R3-1
R4-SA59
R3-1 (BOTH SIDE)
R5-20R
R5-20L
R3-SA58
R2-3AA*
R1-2A*
R4-SA59
R5-1
R2-3AA*
R1-3A
R1-3A
R2-3AA*
R1-3A
D4-1-2A
R2-17A
R4-1A-20
W6-2A
R6-24B
NOTES:
1. TRAFFIC CONTROL DETAILS AND RETROREFLECTIVE RAISED PAVEMENT MARKERS INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARD 'AS 1742 MANUAL OF TRAFFIC CONTROL DEVICES' AS MODIFIED BY DIT'S CODE OF TECHNICAL REQUIREMENTS, AND THE DIT 'PAVEMENT MARKING MANUAL'.
2. FOR SIGN INSTALLATION DETAILS REFER TO 'DIT MASTER SPECIFICATION, PART RD-LM-C4 SIGN INSTALLATION & RD-LM-S2 SUPPLY OF SIGNS'.
3. ALL LANE DIMENSIONS QUOTED ARE TO THE CENTRE OF LINE MARKING OR TO THE FACE OF KERB.
PLAN VIEW 1
SCALE 1 IN 250
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV ISSUE/DESCRIPTION DATE DRAWN CHECKED
A FOR TENDER 19/2/25 AC WW
B FOR TENDER 05/03/25 AC WW
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APPROVAL
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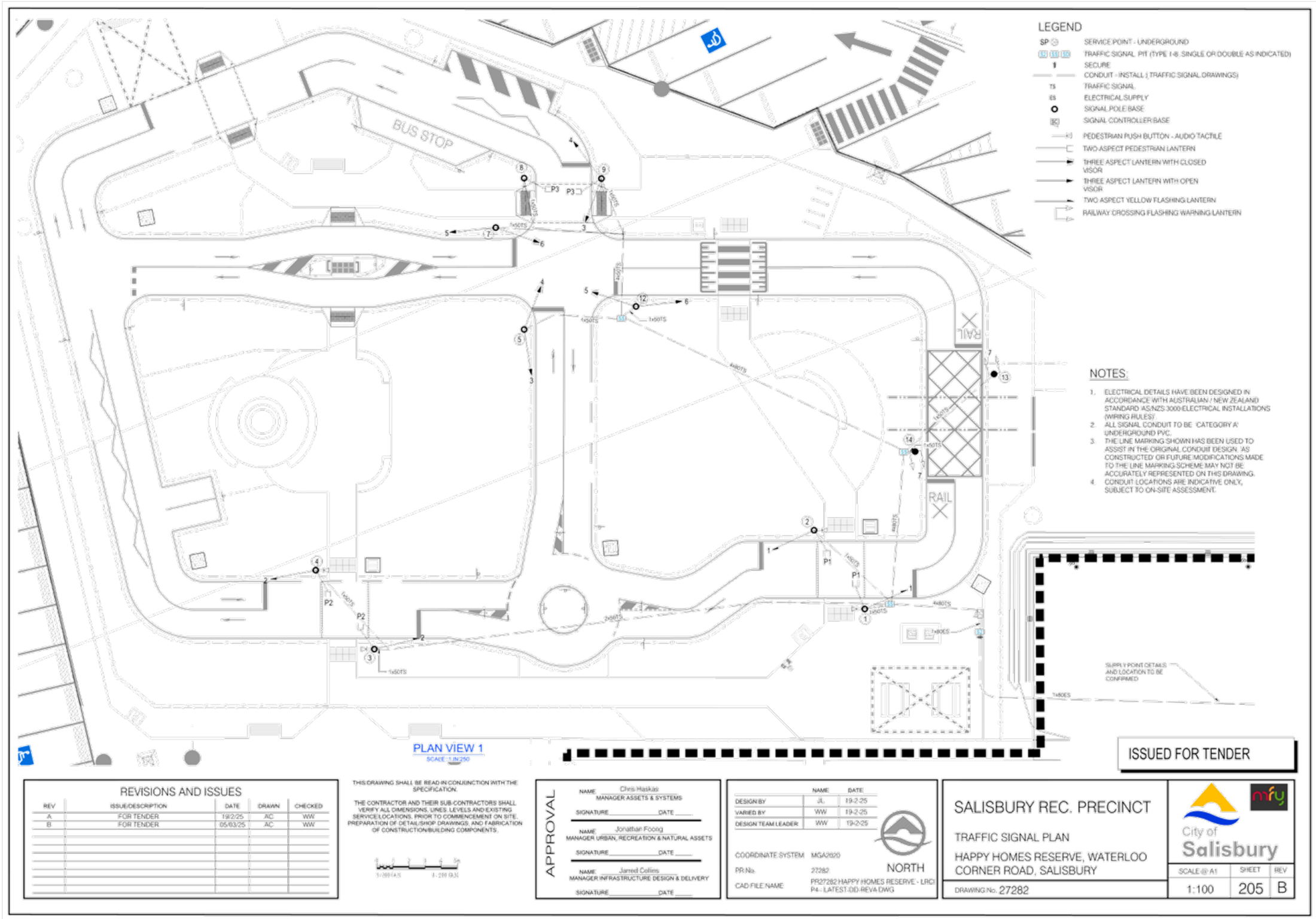
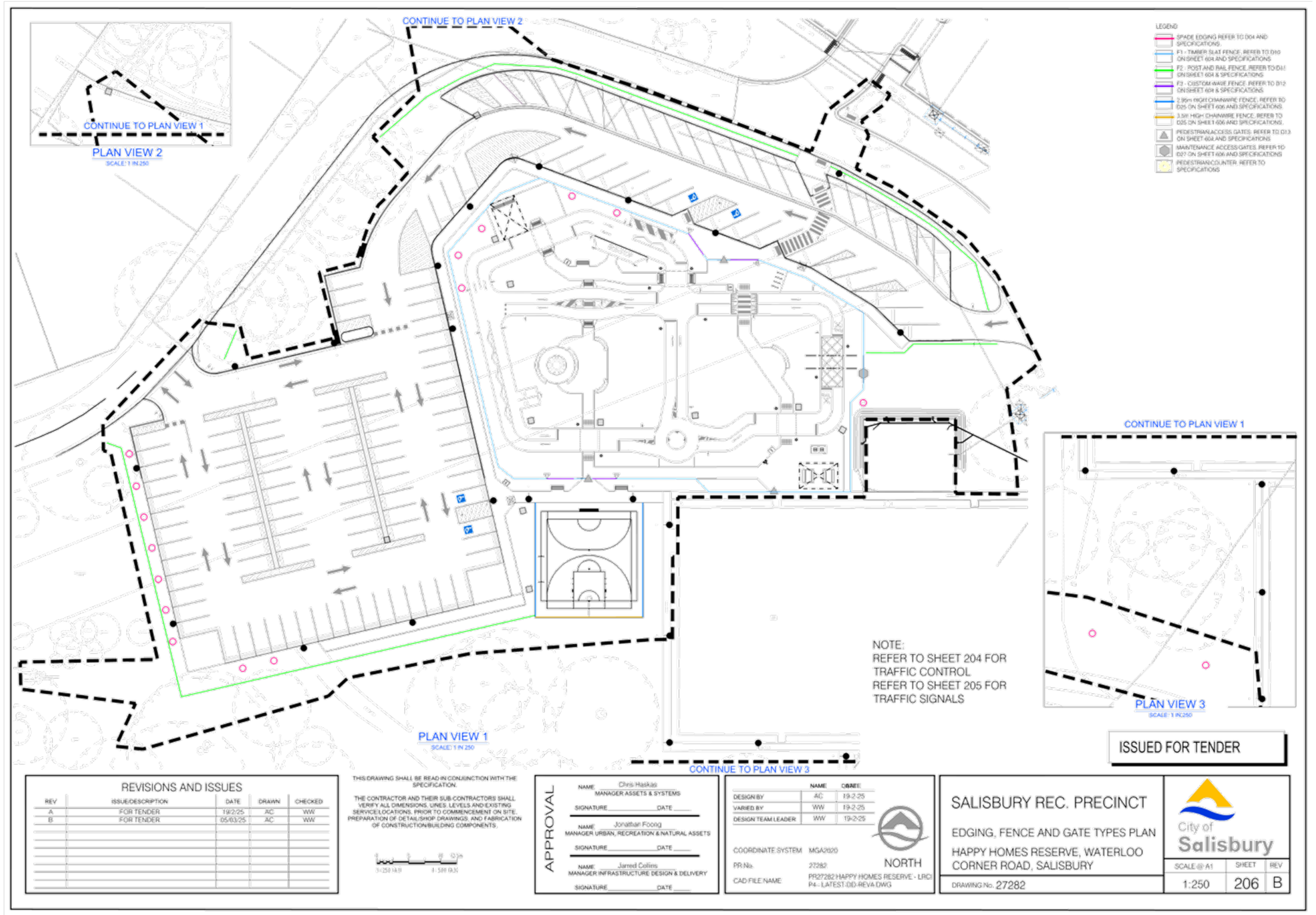
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY GC 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST DD REVA.DWG
NORTH
SALISBURY REC. PRECINCT
TRAFFIC PLAN
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1 SHEET REV
1:250 204 B



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation


CONTINUE TO PLAN VIEW 2
CONTINUE TO PLAN VIEW 1
PLAN VIEW 2
SCALE: 1 IN 250
LEGEND
SPADE EDGING REFER TO D04 AND SPECIFICATIONS
F1 - TIMBER SLAT FENCE, REFER TO D10 ON SHEET 604 AND SPECIFICATIONS
F2 - POST AND RAIL FENCE, REFER TO D11 ON SHEET 604 & SPECIFICATIONS
F3 - CUSTOM WAVE FENCE, REFER TO D12 ON SHEET 604 & SPECIFICATIONS
2.95m HIGH CHAINWIRE FENCE, REFER TO D25 ON SHEET 606 AND SPECIFICATIONS
3.5M HIGH CHAINWIRE FENCE, REFER TO D35 ON SHEET 606 AND SPECIFICATIONS
PEDESTRIAN ACCESS GATES, REFER TO D13 ON SHEET 604 AND SPECIFICATIONS
MAINTENANCE ACCESS GATES, REFER TO D27 ON SHEET 606 AND SPECIFICATIONS
PEDESTRIAN COUNTER, REFER TO SPECIFICATIONS
CONTINUE TO PLAN VIEW 1
PLAN VIEW 3
SCALE: 1 IN 250
NOTE:
REFER TO SHEET 204 FOR TRAFFIC CONTROL
REFER TO SHEET 205 FOR TRAFFIC SIGNALS
PLAN VIEW 1
SCALE: 1 IN 250
CONTINUE TO PLAN VIEW 3
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV | ISSUE/DESCRIPTION | DATE | DRAWN | CHECKED
A | FOR TENDER | 19/2/25 | AC | WW
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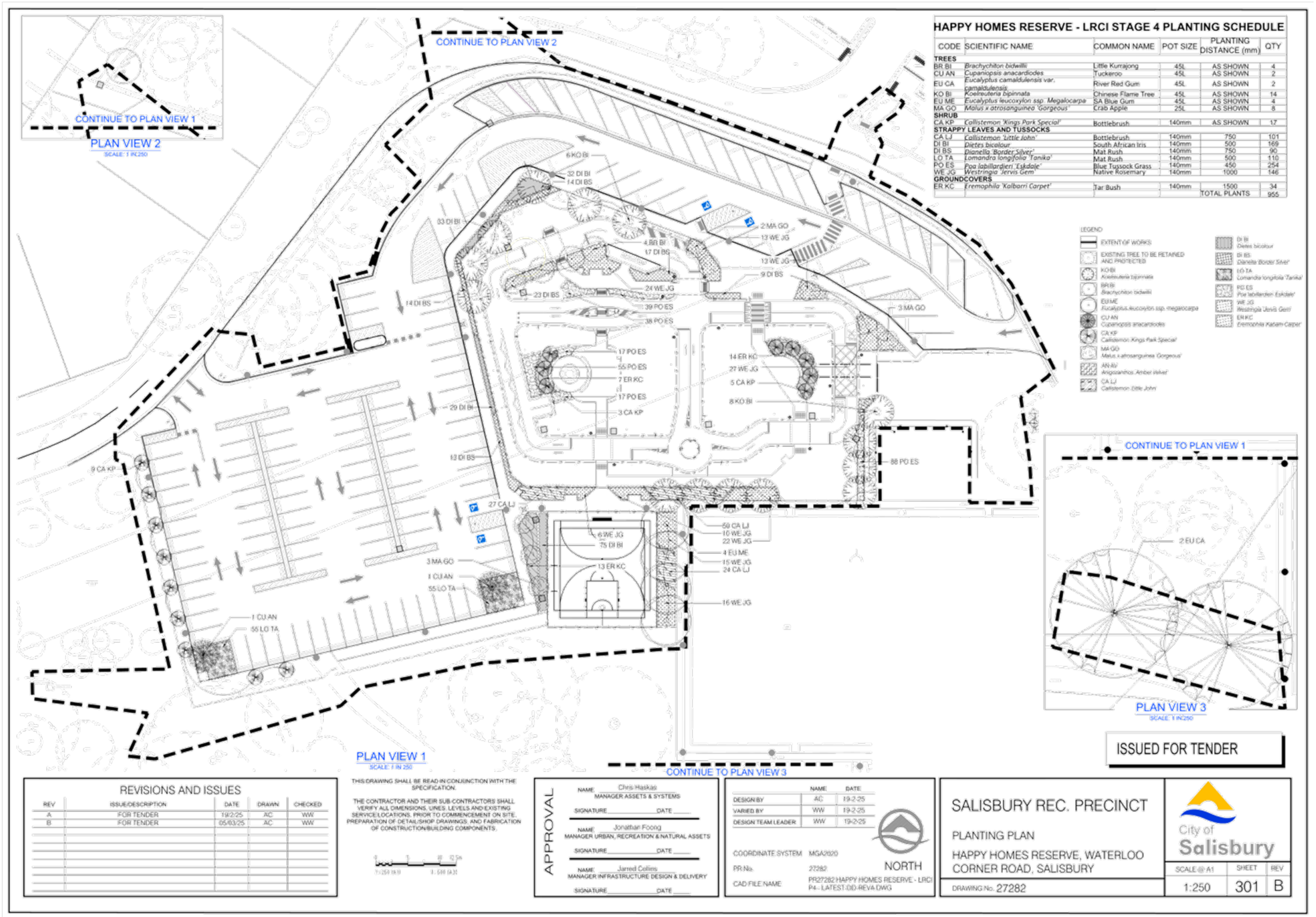
NAME: Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY AC 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST DD-REVA.DWG
NORTH
SALISBURY REC. PRECINCT
EDGING, FENCE AND GATE TYPES PLAN
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1 | SHEET | REV
1:250 | 206 | B


CONTINUE TO PLAN VIEW 2
CONTINUE TO PLAN VIEW 1
PLAN VIEW 2
SCALE: 1 IN 250
HAPPY HOMES RESERVE - LRCI STAGE 4 PLANTING SCHEDULE
CODE | SCIENTIFIC NAME | COMMON NAME | POT SIZE | PLANTING DISTANCE (mm) | QTY
TREES
BR BI | Brachychiton bidwillii | Little Kurrajong | 45L | AS SHOWN | 4
CU AN | Cupaniopsis anacardioides | Tuckeroo | 45L | AS SHOWN | 2
EU CA | Eucalyptus camaldulensis var. camaldulensis | River Red Gum | 45L | AS SHOWN | 2
KO BI | Koelreuteria bipinnata | Chinese Flame Tree | 45L | AS SHOWN | 14
EU ME | Eucalyptus leucoxylon ssp. Megalocarpa | SA Blue Gum | 45L | AS SHOWN | 4
MA GO | Malus x atrosanguinea 'Gorgeous' | Crab Apple | 25L | AS SHOWN | 8
SHRUB
CA KP | Callistemon 'Kings Park Special' | Bottlebrush | 140mm | AS SHOWN | 17
STRAPPY LEAVES AND TUSSOCKS
CA LJ | Callistemon 'Little John' | Bottlebrush | 140mm | 750 | 101
DI BI | Dietes bicolour | South African Iris | 140mm | 500 | 169
DI BS | Dianella 'Border Silver' | Mat Rush | 140mm | 750 | 90
LO TA | Lomandra longifolia 'Tanika' | Mat Rush | 140mm | 500 | 110
PO ES | Poa labillardieri 'Eskdale' | Blue Tussock Grass | 140mm | 450 | 254
WE JG | Westringia 'Jervis Gem' | Native Rosemary | 140mm | 1000 | 146
GROUNDCOVERS
ER KC | Eremophila 'Kalbarri Carpet' | Tar Bush | 140mm | 1500 | 34
TOTAL PLANTS | 955
LEGEND
EXTENT OF WORKS
EXISTING TREE TO BE RETAINED AND PROTECTED
KO BI Koelreuteria bipinnata
BR BI Brachychiton bidwillii
EU ME Eucalyptus leucoxylon ssp. megalocarpa
CU AN Cupaniopsis anacardioides
CA KP Callistemon 'Kings Park Special'
MA GO Malus x atrosanguinea 'Gorgeous'
AN AV Angiozanthos 'Amber Velvet'
CA LJ Callistemon 'Little John'
DI BI Dietes bicolour
DI BS Dianella 'Border Silver'
LO TA Lomandra longifolia 'Tanika'
PO ES Poa labillardieri 'Eskdale'
WE JG Westringia 'Jervis Gem'
ER KC Eremophila 'Kalbarri Carpet'
6 KO BI
32 DI BI
14 DI BS
33 DI BI
14 DI BS
4 BR BI
17 DI BS
2 MA GO
13 WE JG
13 WE JG
9 DI BS
23 DI BS
24 WE JG
39 PO ES
38 PO ES
3 MA GO
17 PO ES
55 PO ES
7 ER KC
17 PO ES
3 CA KP
14 ER KC
27 WE JG
5 CA KP
8 KO BI
29 DI BI
13 DI BS
9 CA KP
88 PO ES
27 CA LJ
59 CA LJ
10 WE JG
22 WE JG
4 EU ME
15 WE JG
24 CA LJ
6 WE JG
75 DI BI
13 ER KC
3 MA GO
1 CU AN
55 LO TA
16 WE JG
1 CU AN
55 LO TA
CONTINUE TO PLAN VIEW 1
2 EU CA
PLAN VIEW 3
SCALE: 1 IN 250
ISSUED FOR TENDER
PLAN VIEW 1
SCALE: 1 IN 250
CONTINUE TO PLAN VIEW 3
REVISIONS AND ISSUES
REV | ISSUE/DESCRIPTION | DATE | DRAWN | CHECKED
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B | FOR TENDER | 05/03/25 | AC | WW
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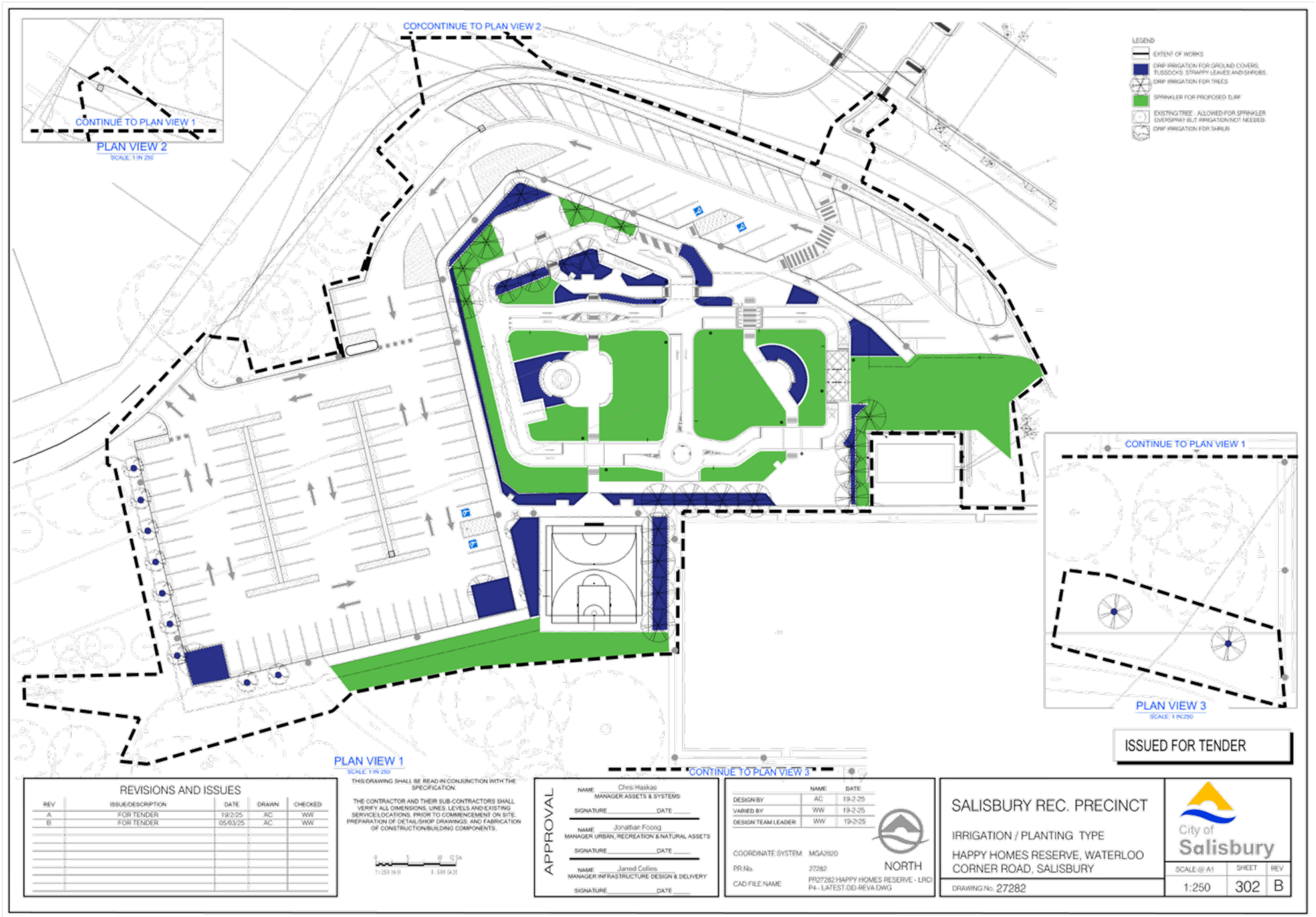
NAME: Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY AC 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST DD REVA.DWG
NORTH
SALISBURY REC. PRECINCT
PLANTING PLAN
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1 1:250
SHEET 301
REV B


CONTINUE TO PLAN VIEW 2
CONTINUE TO PLAN VIEW 1
PLAN VIEW 2
SCALE: 1 IN 250
LEGEND
EXTENT OF WORKS
DRIP IRRIGATION FOR GROUND COVERS, TUSSOCKS, STRAPPY LEAVES AND SHRUBS
DRIP IRRIGATION FOR TREES
SPRINKLER FOR PROPOSED TURF
EXISTING TREE - ALLOWED FOR SPRINKLER OVERSPRAY BUT IRRIGATION NOT NEEDED
DRIP IRRIGATION FOR SHRUB
CONTINUE TO PLAN VIEW 1
PLAN VIEW 3
SCALE: 1 IN 250
ISSUED FOR TENDER
PLAN VIEW 1
SCALE: 1 IN 250
CONTINUE TO PLAN VIEW 3
REVISIONS AND ISSUES
REV | ISSUE/DESCRIPTION | DATE | DRAWN | CHECKED
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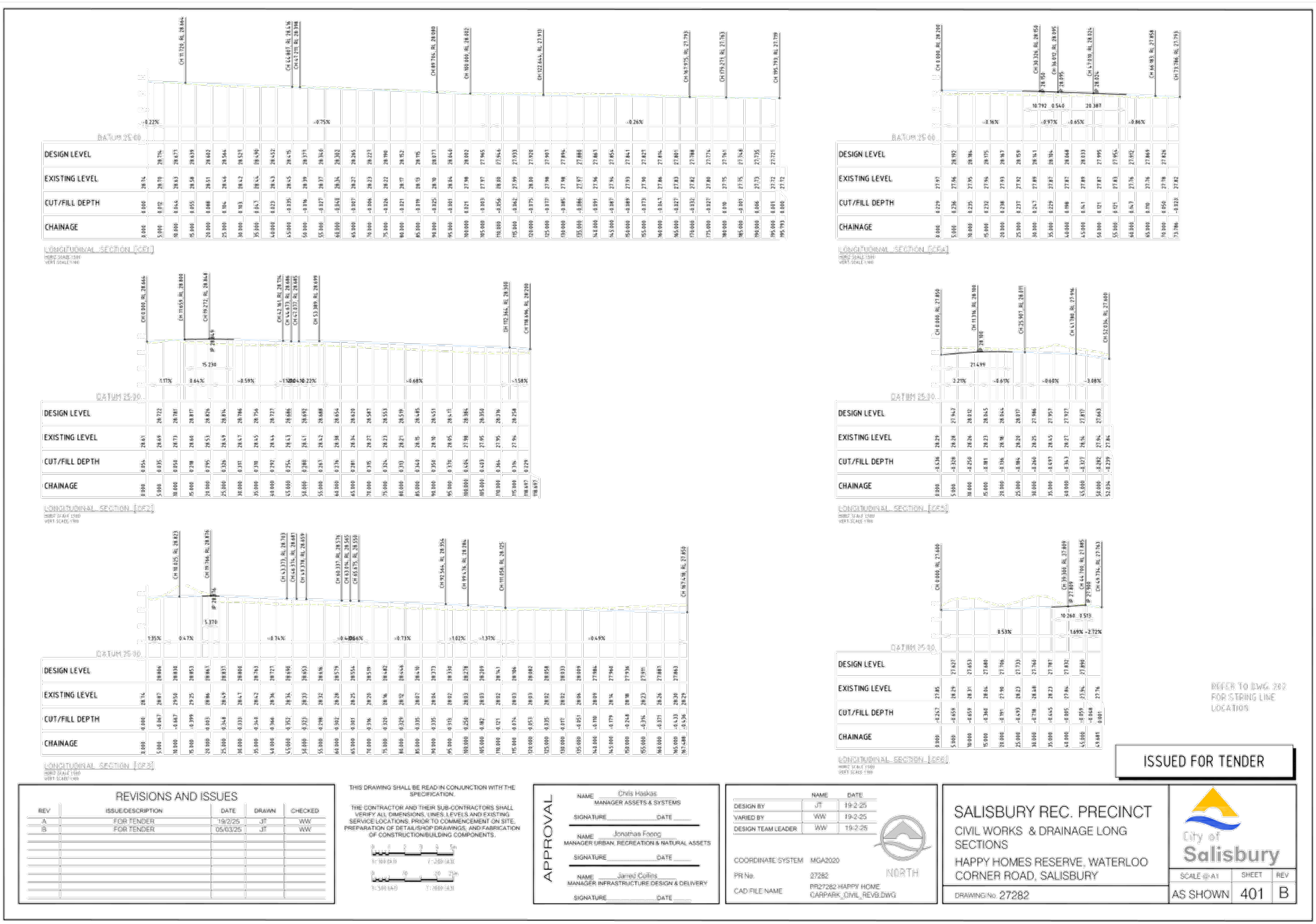
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST DD REVA.DWG
NORTH
SALISBURY REC. PRECINCT
IRRIGATION / PLANTING TYPE
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1 | SHEET | REV
1:250 | 302 | B


LONGITUDINAL SECTION [CE1]
LONGITUDINAL SECTION [CE4]
LONGITUDINAL SECTION [CE2]
LONGITUDINAL SECTION [CE5]
LONGITUDINAL SECTION [CE3]
LONGITUDINAL SECTION [CE6]
DESIGN LEVEL
EXISTING LEVEL
CUT/FILL DEPTH
CHAINAGE
DATUM 25.00
REFER TO DWG 282 FOR STRING LINE LOCATION
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV ISSUE/DESCRIPTION DATE DRAWN CHECKED
A FOR TENDER 19/2/25 JT WW
B FOR TENDER 05/03/25 JT WW
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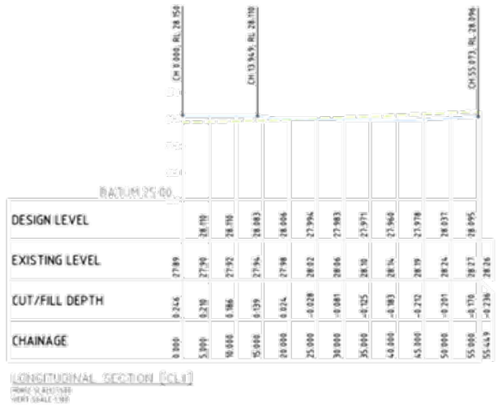
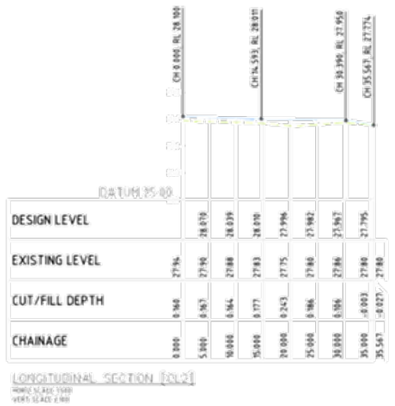
NORTH
SALISBURY REC. PRECINCT
CIVIL WORKS & DRAINAGE LONG SECTIONS
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No 27282
City of Salisbury
SCALE @ A1 SHEET REV
AS SHOWN 401 B











REFER TO DWG. 202 FOR STRING LINE LOCATION

ISSUED FOR TENDER

REVISIONS AND ISSUES

REV	ISSUE/DESCRIPTION	DATE	DRAWN	CHECKED
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SIGNATURE DATE

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MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE

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DESIGN TEAM LEADER	WW	19-2-25

COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG

NORTH

SALISBURY REC. PRECINCT
CIVIL WORKS & DRAINAGE
LONG SECTIONS
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY

DRAWING No 27282

City of Salisbury

SCALE @ A1	SHEET	REV
AS SHOWN	402	B

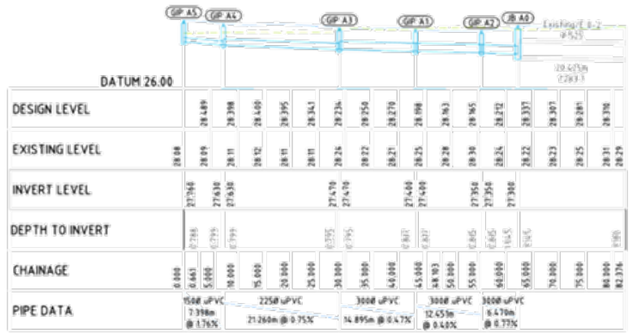
Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

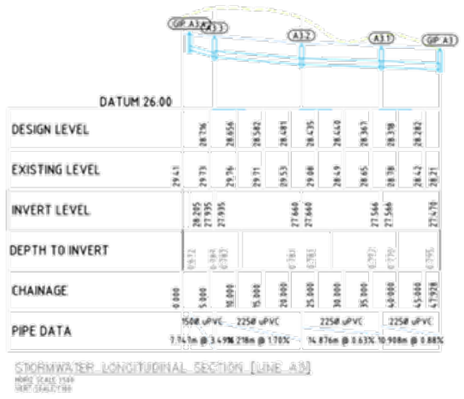


STORMWATER LONGITUDINAL SECTION [LINE 1]

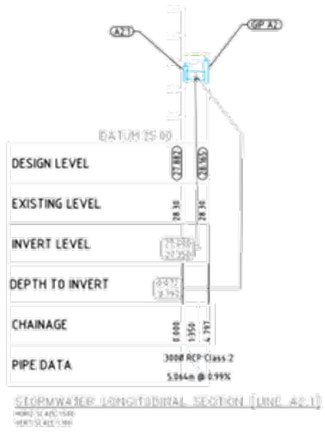


STORMWATER LONGITUDINAL SECTION [LINE 1.1]





STORMWATER LONGITUDINAL SECTION [LINE A3]



STORMWATER LONGITUDINAL SECTION [LINE A2.1]

LONG SECTION NOTES:

- KINGFISHER LEVELS: REFER TO LID LEVELS AS SHOWN ON THE DESIGN STORMWATER PIT/PIPE ALIGNMENT & LEVEL DETAIL.
- KINGFISHER LEVELS: AT GRATED ON LIP PITS AND JUNCTION BOXES REFER TO THE CENTRE OF THE PIT COVER AS SHOWN ON THE DESIGN STORMWATER PIT/PIPE ALIGNMENT & LEVEL DETAIL.

REFER TO DWG. 282 FOR STRING LINE LOCATION

Line 1 Pit Schedule

Pit No	Internal Width (mm)	Internal Length (mm)	Outlet Diameter (mm)	Outlet Invert RL (m)	Inlet Diameter (mm)	Inlet Invert RL (m)	Pit Depth (m)	Finished Surface RL (m)	Easting (m)	Northing (m)	Description
GP 83	600	600	375	26.598	375	26.528	1.228	27.826	283700.366	6151395.525	Light Duty Vee Grate
GP 86	600	900	375	26.958	450	26.958	1.252	28.282	283916.529	6151395.996	Heavy Duty Vee Grate
GP 87	600	900	450	27.029			1.425	28.618	283895.836	6151392.966	Heavy Duty Depressed Grate
HW 1	337	271			300	26.398	1.900	28.298	283659.919	6151273.669	Headwall to Fit 300mm pipe
JB 81	1200	1200	300 525	26.388 26.358	675 300	26.788 26.388	1.423	28.211	283663.985	6151281.766	Junction Box
JB 82	900	900	675	26.491	375 525	26.491 26.428	1.877	28.368	283704.582	6151289.842	Junction Box
SEP 84	600	900	375	26.769	375	26.769	1.533	28.713	283692.378	6151336.688	Single Side Entry Pit
SEP 85	600	900	375	26.981	375	26.891	1.596	28.297	283696.760	6151358.935	Single Side Entry Pit

Line 1.1 Pit Schedule

Pit No	Internal Width (mm)	Internal Length (mm)	Outlet Diameter (mm)	Outlet Invert RL (m)	Inlet Diameter (mm)	Inlet Invert RL (m)	Pit Depth (m)	Finished Surface RL (m)	Easting (m)	Northing (m)	Description
GP 92	900	900	300	26.634	300	26.538	1.232	27.646	283678.157	6151285.968	Field Entry Pit
GP 93	600	600	300	26.628			1.695	27.302	283683.989	6151289.676	Light Duty Vee Grate

Line A Pit Schedule

Pit No	Internal Width (mm)	Internal Length (mm)	Outlet Diameter (mm)	Outlet Invert RL (m)	Inlet Diameter (mm)	Inlet Invert RL (m)	Pit Depth (m)	Finished Surface RL (m)	Easting (m)	Northing (m)	Description
GP A1	600	600	300	27.306	300	29.688	0.890	28.297	283729.196	6151309.658	Light Duty Depressed Grate
GP A2	600	600	300	27.358	300 300	29.358 29.358	0.895	28.965	283722.618	6151295.288	Light Duty Depressed Grate
GP A3	600	600	300	27.578	225 225	29.678 29.678	0.795	28.265	283720.996	6151323.590	Light Duty Depressed Grate
GP A4	600	600	225	27.630	150	29.630	0.799	28.429	283719.691	6151345.159	Light Duty Depressed Grate
GP A5	600	600	150	27.760			0.988	28.548	283717.395	6151362.752	Light Duty Depressed Grate
JB A0	900	900	525	27.260	300	29.360	1.165	28.345	283724.949	6151291.833	Junction Box

A3 Pit Schedule

Pit No	Internal Width (mm)	Internal Length (mm)	Outlet Diameter (mm)	Outlet Invert RL (m)	Inlet Diameter (mm)	Inlet Invert RL (m)	Pit Depth (m)	Finished Surface RL (m)	Easting (m)	Northing (m)	Description
A3 1	600	600	225	27.566	225	27.566	0.792	28.338	283733.829	6151323.514	Light Duty Depressed Grate
A3 2	600	600	225	27.668	225	27.668	0.781	28.443	283736.668	6151324.553	Light Duty Depressed Grate
A3 3	600	600	225	27.935	150	27.935	0.787	28.722	283734.823	6151325.689	Light Duty Depressed Grate
GP A3	450	450	150	28.205			0.672	28.879	283723.178	6151322.357	Light Duty Depressed Grate

A2 Pit Schedule

Pit No	Internal Width (mm)	Internal Length (mm)	Outlet Diameter (mm)	Outlet Invert RL (m)	Inlet Diameter (mm)	Inlet Invert RL (m)	Pit Depth (m)	Finished Surface RL (m)	Easting (m)	Northing (m)	Description
A2 1	600	600	300	27.588			0.660	28.832	283738.356	6151293.933	Field Entry Pit

ISSUED FOR TENDER

REVISIONS AND ISSUES

REV	ISSUE/DESCRIPTION	DATE	DRAWN	CHECKED
A	FOR TENDER	19/2/25	JT	WW
B	FOR TENDER	05/03/25	JT	WW

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APPROVAL

NAME Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE

NAME Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE

NAME Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE

	NAME	DATE
DESIGN BY	JT	19-2-25
VARIED BY	WW	19-2-25
DESIGN TEAM LEADER	WW	19-2-25
COORDINATE SYSTEM	MGA2020	
PR No.	27282	
CAD FILE NAME	PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG	

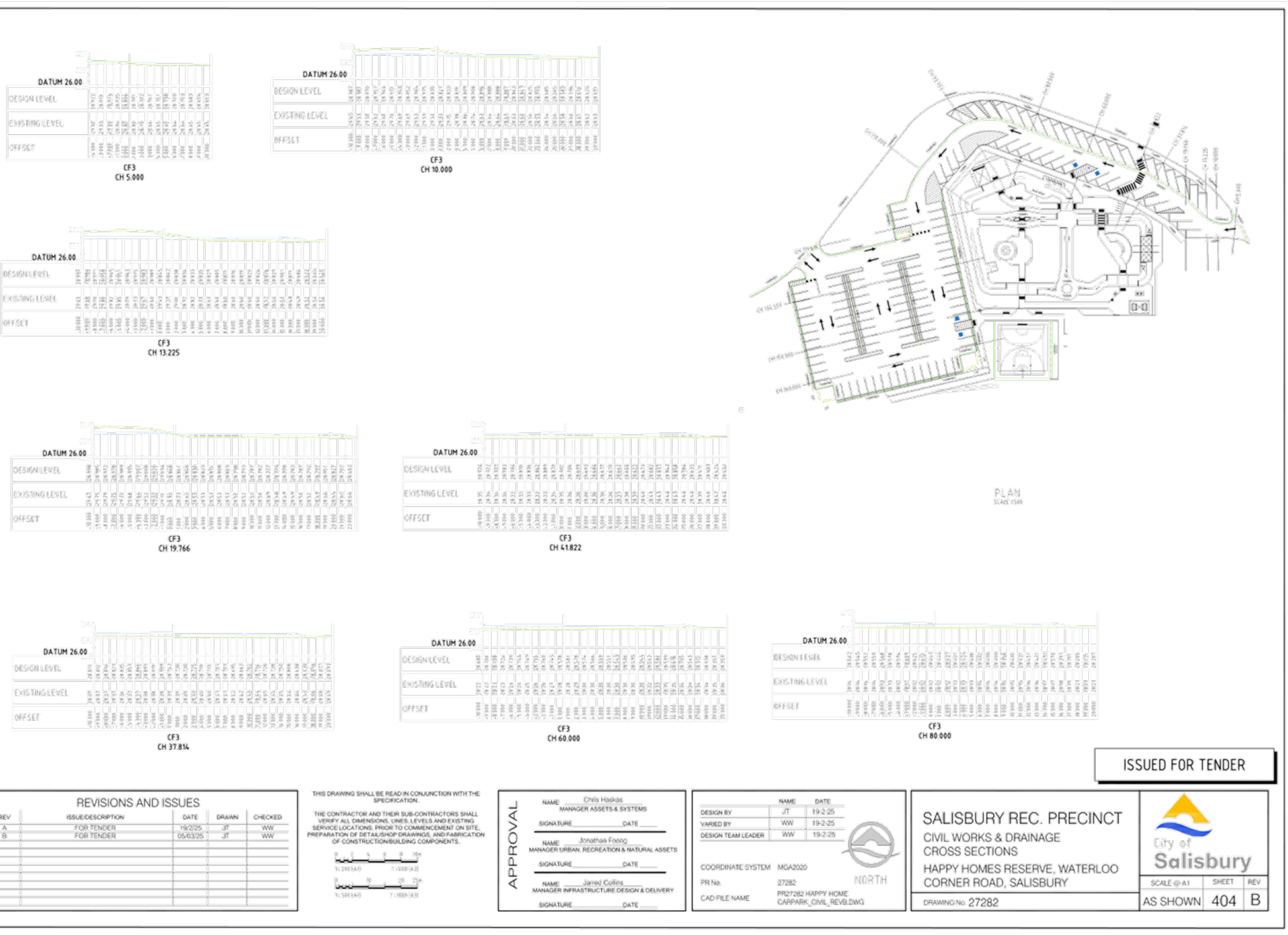
NORTH

SALISBURY REC. PRECINCT
CIVIL WORKS & DRAINAGE
LONG SECTIONS
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY

DRAWING No. 27282

City of Salisbury

SCALE @ A1	SHEET	REV
AS SHOWN	403	B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EXISTING LEVEL
OFFSET
CF3
CH 80.000
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV ISSUE/DESCRIPTION DATE DRAWN CHECKED
A FOR TENDER 19/2/25 JT WW
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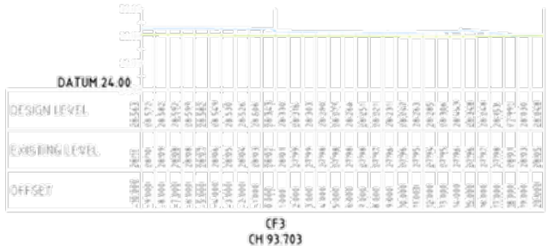
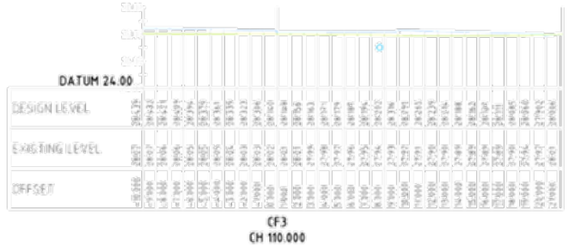
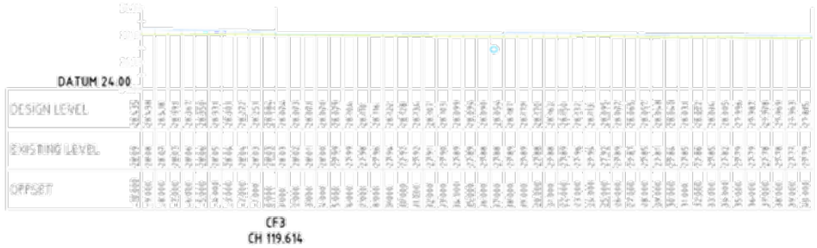
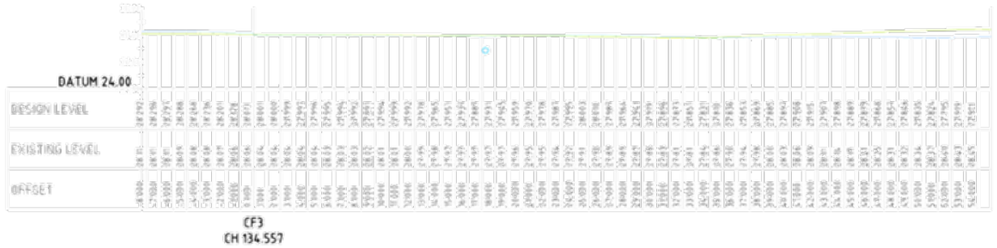
APPROVAL
NAME Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY JT 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG
NORTH
SALISBURY REC. PRECINCT
CIVIL WORKS & DRAINAGE
CROSS SECTIONS
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1 SHEET REV
AS SHOWN 404 B

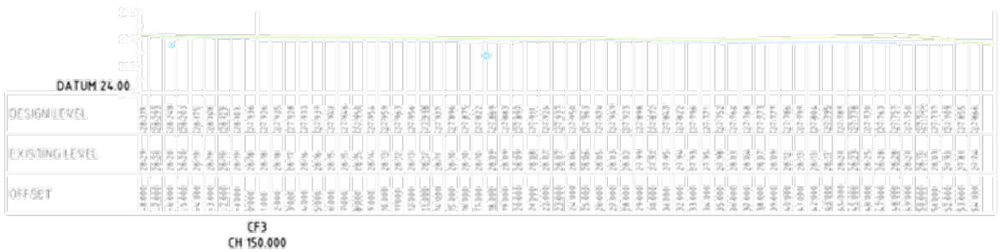


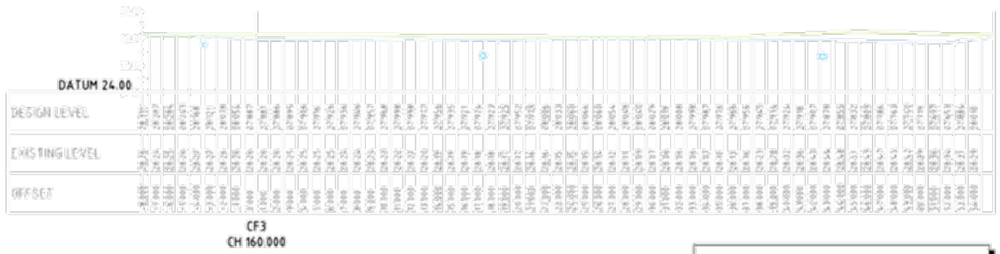












ISSUED FOR TENDER

REVISIONS AND ISSUES

REV	ISSUE/DESCRIPTION	DATE	DRAWN	CHECKED
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APPROVAL

NAME Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE

NAME Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE

NAME Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE

	NAME	DATE
DESIGN BY	JT	19-2-25
VARIED BY	WW	19-2-25
DESIGN TEAM LEADER	WW	19-2-25

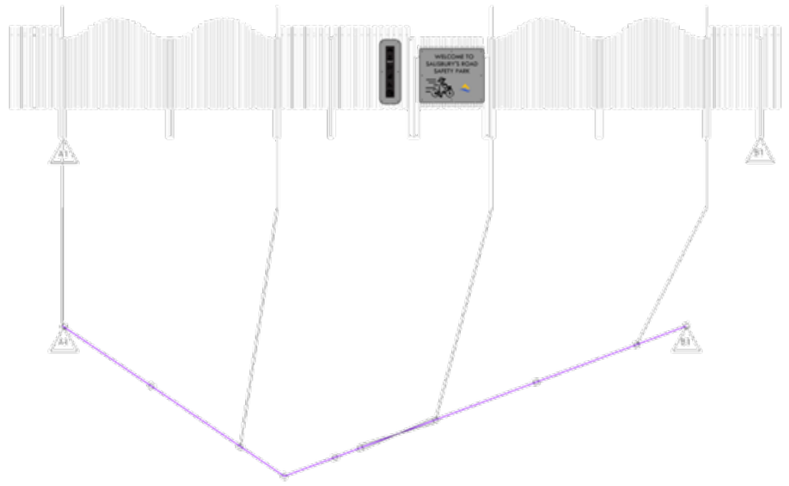
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG

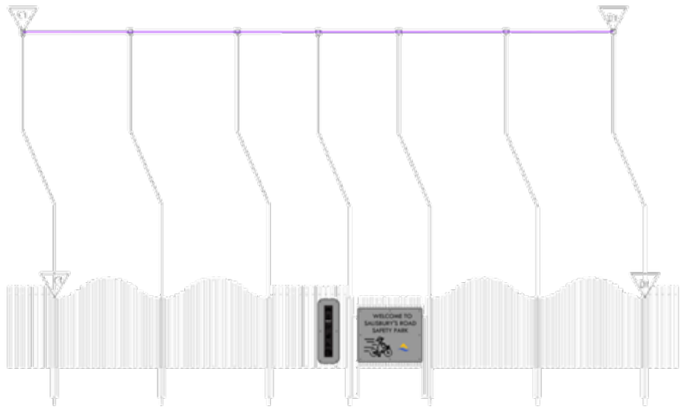
NORTH

SALISBURY REC. PRECINCT
CIVIL WORKS & DRAINAGE
CROSS SECTIONS
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No 27282

City of Salisbury

SCALE @ A1	SHEET	REV
AS SHOWN	405	B





ISSUED FOR TENDER

REVISIONS AND ISSUES				
REV	ISSUE/DESCRIPTION	DATE	DRAWN	CHECKED
A	FOR TENDER	19/2/25	AC	WW
B	FOR TENDER	05/03/25	AC	WW

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1:250 (A1) 1:500 (A3)

APPROVAL

NAME: Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE_____DATE_____

NAME: Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE_____DATE_____

NAME: Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE_____DATE_____

	NAME	DATE
DESIGN BY	AC;WW;JT	19-2-25
VARIED BY	WW	19-2-25
DESIGN TEAM LEADER	WW	19-2-25

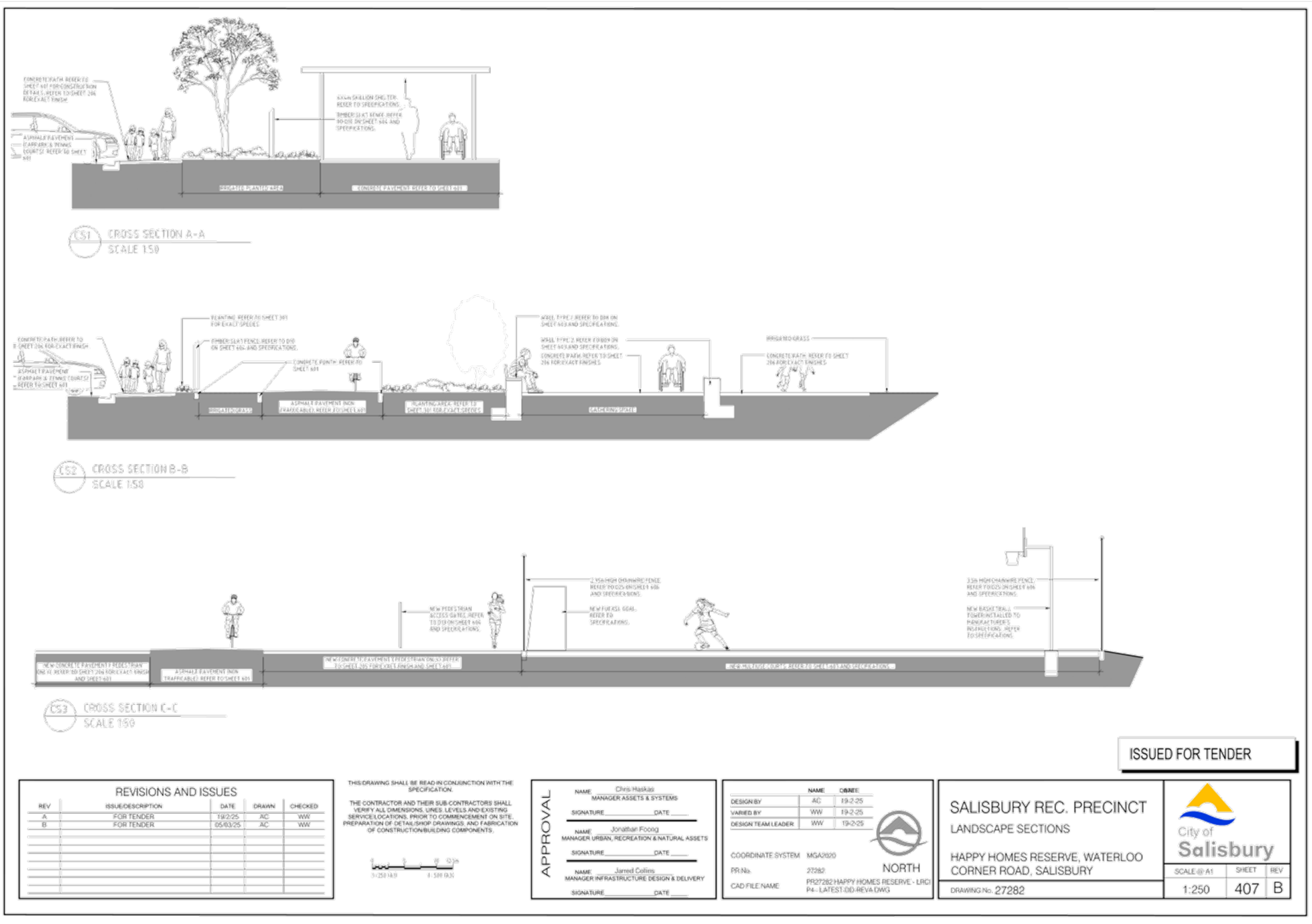
COORDINATE SYSTEM: MGA2020
PR.No. 27282
CAD FILE NAME: PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST DD-REVA.DWG

NORTH

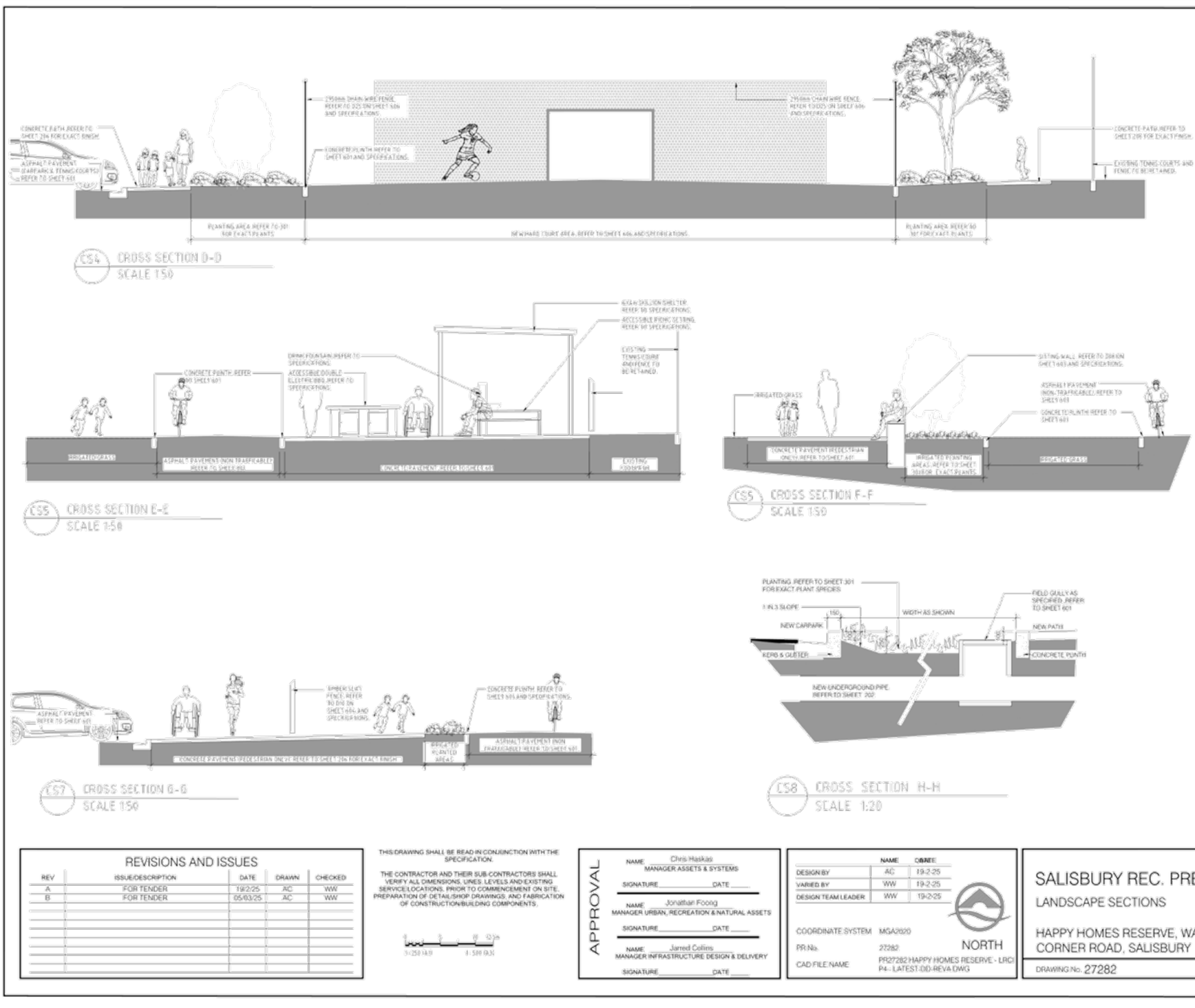
SALISBURY REC. PRECINCT
LANDSCAPE SECTIONS
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282

City of Salisbury

SCALE @ A1	SHEET	REV
1:250	406	B



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation


CONCRETE PATH REFER TO SHEET 206 FOR EXACT FINISH
ASPHALT PAVEMENT (CARPARK & TENNIS COURTS) REFER TO SHEET 601
2950mm CHAIN WIRE FENCE REFER TO D025 ON SHEET 606 AND SPECIFICATIONS.
CONCRETE PLINTH REFER TO SHEET 601 AND SPECIFICATIONS.
2950mm CHAIN WIRE FENCE REFER TO D025 ON SHEET 606 AND SPECIFICATIONS.
CONCRETE PATH REFER TO SHEET 206 FOR EXACT FINISH.
EXISTING TENNIS COURTS AND FENCE TO BE RETAINED.
PLANTING AREA REFER TO 301 FOR EXACT PLANTS
NEW HARD COURT AREA, REFER TO SHEET 606 AND SPECIFICATIONS.
PLANTING AREA REFER TO 301 FOR EXACT PLANTS
CS4 CROSS SECTION D-D
SCALE 1:50
6X6m SHELTER REFER TO SPECIFICATIONS.
ACCESSIBLE PICNIC SETTING REFER TO SPECIFICATIONS.
EXISTING TENNIS COURT FENCE TO BE RETAINED.
DRINKING FOUNTAIN REFER TO SPECIFICATIONS.
ACCESSIBLE DOUBLE ELECTRIC BBQ REFER TO SPECIFICATIONS.
CONCRETE PLINTH REFER TO SHEET 601
IRRIGATED GRASS
ASPHALT PAVEMENT (NON TRAFFICABLE) REFER TO SHEET 601
CONCRETE PAVEMENT (PEDESTRIAN ONLY) REFER TO SHEET 601
EXISTING ASPHALT
CS5 CROSS SECTION E-E
SCALE 1:50
SITTING WALL REFER TO 3X6m SHEET 603 AND SPECIFICATIONS.
IRRIGATED GRASS
ASPHALT PAVEMENT (NON-TRAFFICABLE) REFER TO SHEET 601
CONCRETE PLINTH REFER TO SHEET 601
CONCRETE PAVEMENT (PEDESTRIAN ONLY) REFER TO SHEET 601
IRRIGATED PLANTING AREAS REFER TO SHEET 301 FOR EXACT PLANTS.
GRASS
CS6 CROSS SECTION F-F
SCALE 1:50
TIMBER SLEEPER FENCE REFER TO D10 ON SHEET 604 AND SPECIFICATIONS.
CONCRETE PLINTH REFER TO SHEET 601 AND SPECIFICATIONS.
ASPHALT PAVEMENT REFER TO SHEET 601
IRRIGATED PLANTED AREAS
ASPHALT PAVEMENT (NON TRAFFICABLE) REFER TO SHEET 601
CONCRETE PAVEMENT (PEDESTRIAN ONLY) REFER TO SHEET 601 FOR EXACT FINISH
CS7 CROSS SECTION G-G
SCALE 1:50
PLANTING REFER TO SHEET 301 FOR EXACT PLANT SPECIES
1 IN 3 SLOPE
150
WIDTH AS SHOWN
FIELD GULLY AS SPECIFIED REFER TO SHEET 601
NEW CARPARK
NEW PATH
KERB & GUTTER
CONCRETE PLINTH
NEW UNDERGROUND PIPE REFER TO SHEET 202
CS8 CROSS SECTION H-H
SCALE 1:20
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV | ISSUE/DESCRIPTION | DATE | DRAWN | CHECKED
A | FOR TENDER | 19/2/25 | AC | WW
B | FOR TENDER | 05/03/25 | AC | WW
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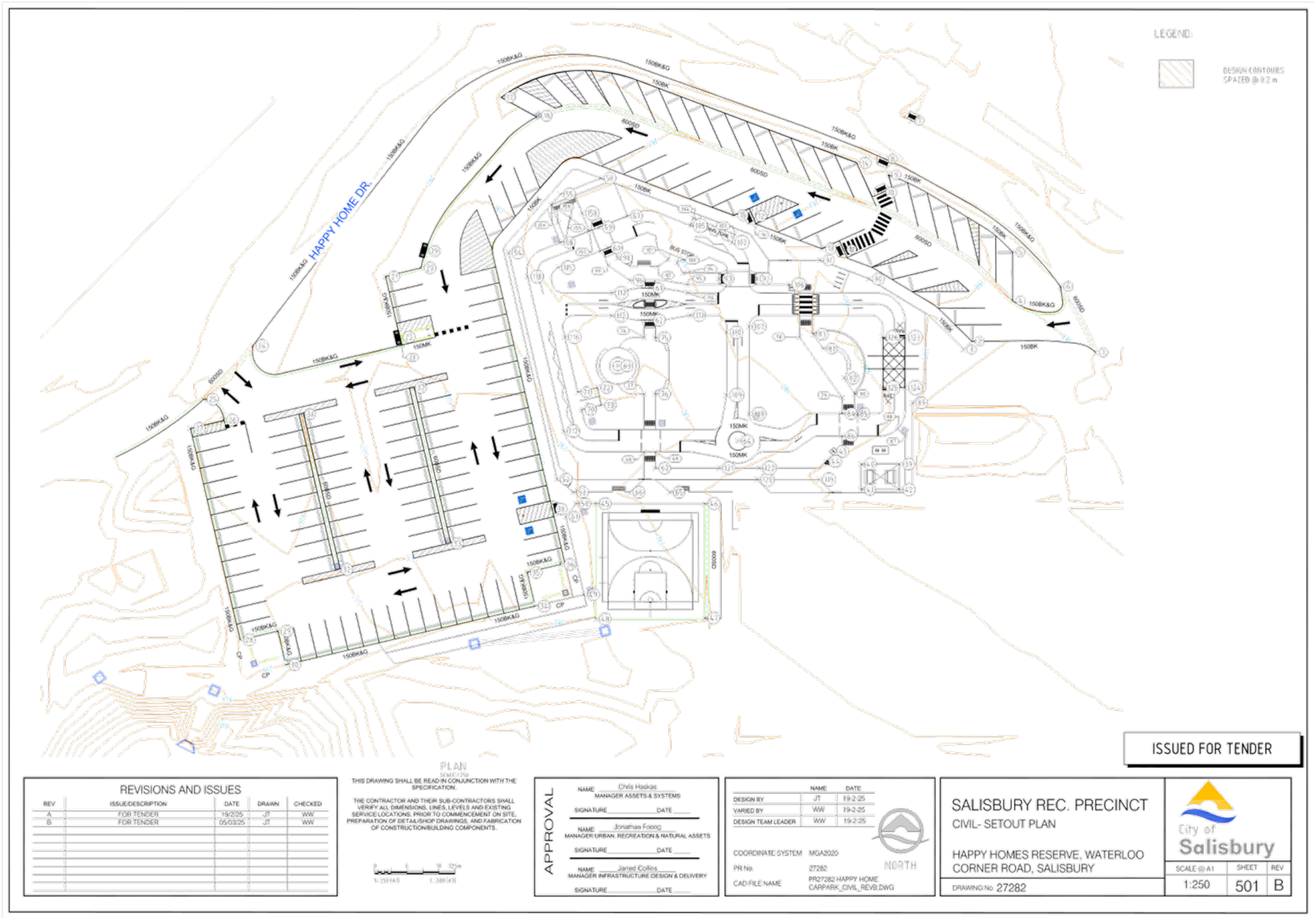
1:250 1:500
APPROVAL
NAME: Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME: Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME: Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY AC 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST 00-REVA.DWG
NORTH
SALISBURY REC. PRECINCT
LANDSCAPE SECTIONS
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1 | SHEET | REV
1:250 | 408 | B


LEGEND:
DESIGN CONTOURS SPACED @ 0.2 m
HAPPY HOME DR
BUS STOP
150BK&G
150BK
150MK
600SD
CP
ISSUED FOR TENDER
PLAN
SCALE 1:250
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REVISIONS AND ISSUES
REV | ISSUE/DESCRIPTION | DATE | DRAWN | CHECKED
A | FOR TENDER | 19/2/25 | JT | WW
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APPROVAL
NAME Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
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NAME DATE
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DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG
NORTH
SALISBURY REC. PRECINCT
CIVIL- SETOUT PLAN
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No 27282
City of Salisbury
SCALE @ A1 1:250
SHEET 501
REV B

Point Table

Point #	Easting	Northing	Level
1	283839.536	6951336.535	28.762
2	283782.299	6951336.231	28.868
3	283781.945	6951356.990	29.865
4	283788.595	6951342.699	28.898
5	283788.578	6951356.229	28.826
6	283798.054	6951344.836	28.733
7	283772.886	6951338.922	28.680
8	283798.649	6951364.732	28.475
9	283769.199	6951362.239	28.800
10	283768.287	6951359.562	28.686
11	283762.167	6951358.608	28.692
12	283743.981	6951355.886	28.653
13	283758.862	6951350.347	28.658
14	283764.286	6951366.189	28.699
15	283745.143	6951355.952	28.603
16	283768.571	6951356.580	28.676
17	283708.709	6951374.330	28.432
18	283716.483	6951371.695	28.295
19	283696.962	6951356.274	28.467
20	283696.962	6951364.726	28.288

Point Table

Point #	Easting	Northing	Level
21	283696.655	6951366.359	28.395
22	283692.837	6951336.926	28.836
23	283693.952	6951335.669	28.838
24	283669.868	6951335.597	27.880
25	283662.252	6951329.229	27.836
26	283665.289	6951323.930	28.060
27	283669.776	6951322.663	27.823
28	283667.957	6951289.666	27.628
29	283632.831	6951291.048	27.881
30	283675.368	6951285.282	27.786
31	283693.531	6951324.889	27.882
32	283683.280	6951300.698	27.950
33	283700.491	6951304.719	27.980
34	283714.884	6951298.955	27.963
35	283732.762	6951300.971	27.938
36	283718.981	6951301.662	27.835
37	283694.363	6951329.886	27.980
38	283706.479	6951318.396	27.979
39	283719.868	6951315.123	28.030
40	283744.348	6951317.158	28.030

Point Table

Point #	Easting	Northing	Level
41	283746.968	6951317.123	28.930
42	283719.951	6951317.123	28.930
43	283769.630	6951319.781	28.761
44	283759.635	6951317.557	28.985
45	283723.536	6951319.937	28.836
46	283748.519	6951319.937	28.518
47	283749.499	6951299.686	28.376
48	283723.519	6951299.936	28.284
49	283724.556	6951296.754	28.332
50	283709.618	6951319.937	28.986
51	283748.885	6951318.410	28.946
52	283727.648	6951314.953	28.924
53	283739.983	6951312.937	28.980
54	283709.895	6951319.086	28.922
55	283745.984	6951319.236	28.553
56	283724.282	6951319.122	28.576
57	283718.648	6951315.863	28.569
58	283732.961	6951315.695	28.570
59	283728.863	6951316.078	28.876
60	283725.332	6951319.824	28.931

Point Table

Point #	Easting	Northing	Level
61	283739.852	6951344.589	28.529
62	283739.952	6951339.572	28.482
63	283726.937	6951332.419	28.588
64	283715.769	6951326.733	28.589
65	283735.665	6951332.732	28.495
66	283728.395	6951332.732	28.931
67	283732.830	6951336.689	28.526
68	283739.809	6951338.983	28.398
69	283732.830	6951338.983	28.398
70	283729.283	6951325.695	28.858
71	283728.692	6951328.336	28.978
72	283723.739	6951329.952	28.826
73	283726.355	6951326.329	28.962
74	283739.808	6951336.869	28.666
75	283732.825	6951336.853	0.000
76	283732.830	6951328.076	0.000
77	283739.930	6951328.649	28.353
78	283755.216	6951336.933	28.586
79	283761.964	6951329.443	28.693
80	283761.960	6951328.975	0.000

Point Table

Point #	Easting	Northing	Level
81	283759.036	6951335.936	28.780
82	283762.268	6951338.542	28.768
83	283753.869	6951339.876	28.798
84	283761.965	6951325.985	28.678
85	283763.965	6951324.983	28.599
86	283767.969	6951319.483	28.719
87	283791.850	6951321.981	28.862
88	283999.657	6951322.664	28.831
89	283992.935	6951326.872	28.936
90	283766.196	6951325.996	28.933
91	283758.587	6951328.932	28.826
92	283768.665	6951328.821	0.000
93	283762.780	6951328.832	0.000
94	283739.167	6951328.922	28.590
95	283737.829	6951345.122	28.589
96	283728.827	6951345.729	28.591
97	283733.289	6951347.939	28.559
98	283706.875	6951349.798	28.522
99	283725.687	6951348.119	28.589
100	283736.392	6951348.538	28.589

Point Table

Point #	Easting	Northing	Level
101	283734.783	6951349.693	28.580
102	283744.308	6951351.986	28.768
103	283745.204	6951352.953	28.974
104	283738.938	6951355.691	28.635
105	283738.228	6951364.335	28.663
106	283753.686	6951385.701	28.958
107	283749.439	6951338.561	28.696
108	283747.630	6951326.948	28.621
109	283742.928	6951322.880	28.569
110	283742.938	6951337.680	28.695
111	283738.268	6951349.596	28.546
112	283725.342	6951348.280	28.622
113	283725.996	6951343.835	28.623
114	283737.998	6951343.835	28.595
115	283737.626	6951342.790	28.587
116	283738.668	6951336.933	28.708
117	283738.636	6951322.259	28.253
118	283712.821	6951364.380	28.956
119	283758.387	6951316.698	28.808
120	283768.726	6951316.695	28.950

Point Table

Point #	Easting	Northing	Level
121	283742.736	6951336.298	28.536
122	283749.832	6951336.295	28.637
123	283771.817	6951336.863	28.963
124	283771.817	6951329.038	28.884
125	283768.375	6951329.038	28.895
126	283768.375	6951336.865	28.883
155	283719.636	6951355.528	28.535
156	283716.529	6951357.529	28.591
157	283722.455	6951353.496	28.369
158	283724.856	6951356.263	28.595
159	283719.636	6951354.792	28.595

ISSUED FOR TENDER

REVISIONS AND ISSUES

REV	ISSUE/DESCRIPTION	DATE	DRAWN	CHECKED
A	FOR TENDER	19/2/25	JT	WW
B	FOR TENDER	05/03/25	JT	WW

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.

THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS AND EXISTING SERVICE LOCATIONS, PRIOR TO COMMENCEMENT ON SITE, PREPARATION OF DETAIL/SHOP DRAWINGS, AND FABRICATION OF CONSTRUCTION/BUILDING COMPONENTS.

APPROVAL

NAME Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE _____ DATE _____

NAME Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE _____ DATE _____

NAME Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE _____ DATE _____

	NAME	DATE
DESIGN BY	JT	19-2-25
VARIED BY	WW	19-2-25
DESIGN TEAM LEADER	WW	19-2-25
COORDINATE SYSTEM	MGA2020	
PR No.	27282	
CAD FILE NAME	PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG	

NORTH

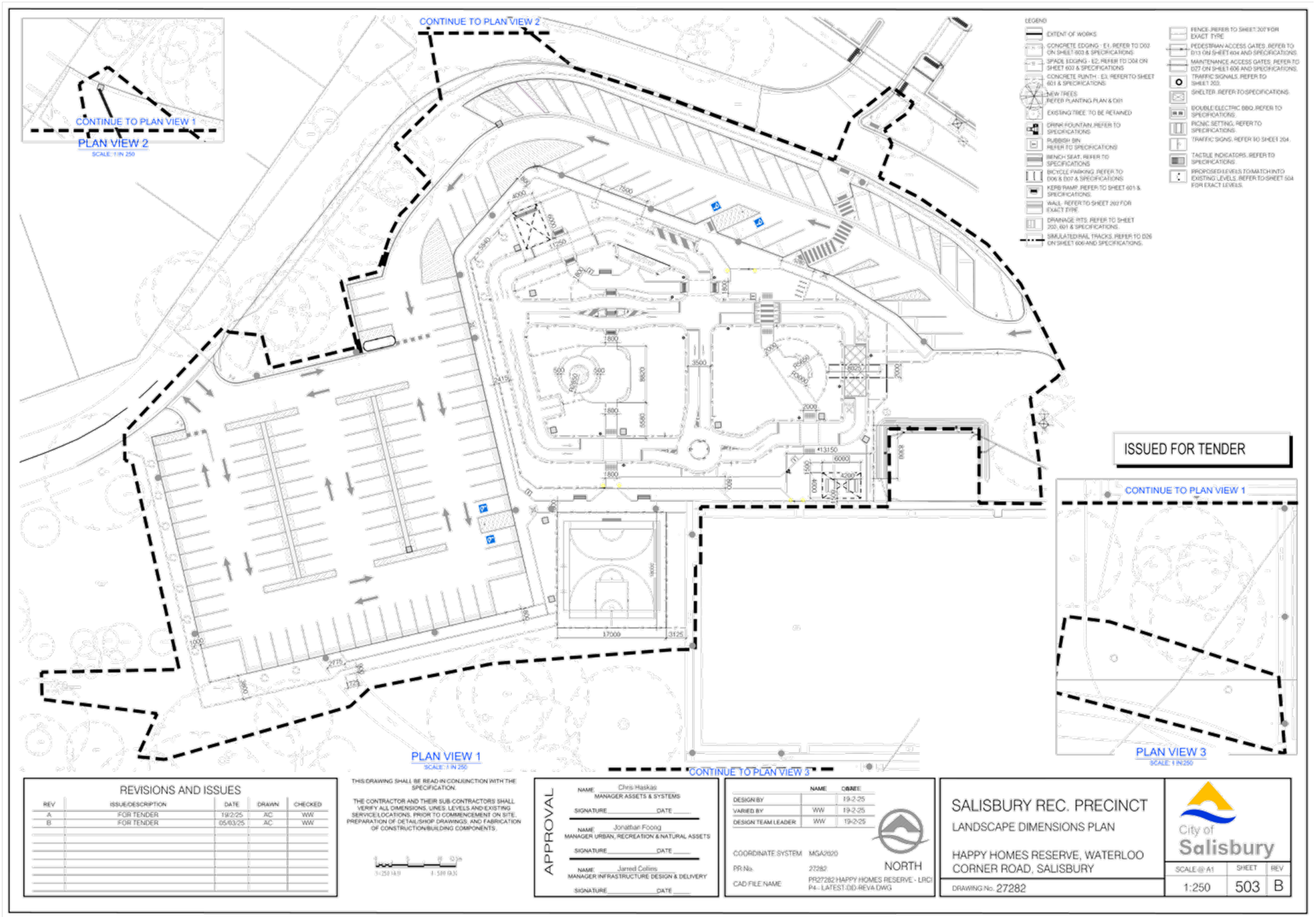
SALISBURY REC. PRECINCT
CIVIL - SETOUT TABLE

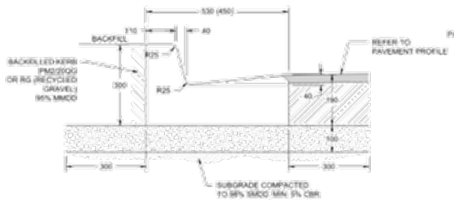
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY

DRAWING No 27282

City of Salisbury

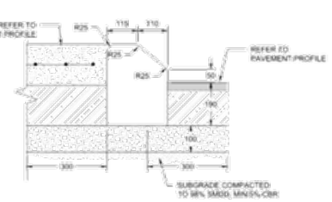
SCALE @ A1	SHEET	REV
AS SHOWN	502	B


CONTINUE TO PLAN VIEW 2
CONTINUE TO PLAN VIEW 1
PLAN VIEW 2
SCALE: 1 IN 250
LEGEND
EXTENT OF WORKS
CONCRETE EDGING - E1, REFER TO D02 ON SHEET 603 & SPECIFICATIONS.
SPADE EDGING - E2, REFER TO D08 ON SHEET 602 & SPECIFICATIONS
CONCRETE PLINTH - E3, REFER TO SHEET 601 & SPECIFICATIONS.
NEW TREES. REFER PLANTING PLAN & D01
EXISTING TREE TO BE RETAINED
DRINK FOUNTAIN, REFER TO SPECIFICATIONS.
RUBBISH BIN REFER TO SPECIFICATIONS
BENCH SEAT, REFER TO SPECIFICATIONS
BICYCLE PARKING, REFER TO D06 & D07 & SPECIFICATIONS.
KERB RAMP, REFER TO SHEET 601 & SPECIFICATIONS.
WALL, REFER TO SHEET 202 FOR EXACT TYPE
DRAINAGE PITS, REFER TO SHEET 202, 601 & SPECIFICATIONS.
SIMULATED RAIL TRACKS, REFER TO D26 ON SHEET 606 AND SPECIFICATIONS.
FENCE, REFER TO SHEET 207 FOR EXACT TYPE
PEDESTRIAN ACCESS GATES, REFER TO D13 ON SHEET 604 AND SPECIFICATIONS.
MAINTENANCE ACCESS GATES, REFER TO D27 ON SHEET 606 AND SPECIFICATIONS.
TRAFFIC SIGNALS, REFER TO SHEET 203.
SHELTER, REFER TO SPECIFICATIONS.
DOUBLE ELECTRIC BBQ, REFER TO SPECIFICATIONS.
PICNIC SETTING, REFER TO SPECIFICATIONS.
TRAFFIC SIGNS, REFER TO SHEET 204.
TACTILE INDICATORS, REFER TO SPECIFICATIONS.
PROPOSED LEVELS TO MATCH INTO EXISTING LEVELS, REFER TO SHEET 504 FOR EXACT LEVELS.
ISSUED FOR TENDER
CONTINUE TO PLAN VIEW 1
PLAN VIEW 3
SCALE: 1 IN 250
PLAN VIEW 1
SCALE: 1 IN 250
CONTINUE TO PLAN VIEW 3
REVISIONS AND ISSUES
REV | ISSUE/DESCRIPTION | DATE | DRAWN | CHECKED
A | FOR TENDER | 19/2/25 | AC | WW
B | FOR TENDER | 05/03/25 | AC | WW
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.
THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS AND EXISTING SERVICE LOCATIONS, PRIOR TO COMMENCEMENT ON SITE, PREPARATION OF DETAIL/SHOP DRAWINGS, AND FABRICATION OF CONSTRUCTION/BUILDING COMPONENTS.
APPROVAL
NAME: Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME: Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME: Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST DD REVA.DWG
NORTH
SALISBURY REC. PRECINCT
LANDSCAPE DIMENSIONS PLAN
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1
SHEET
REV
1:250
503
B



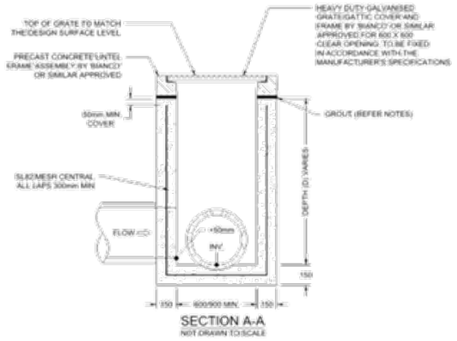
150mm BARRIER KERB & GUTTER (150BK&G)

NTS



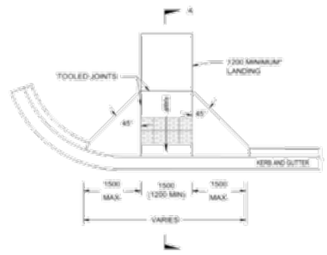
MEDIAN KERB ONLY (MK)

NTS



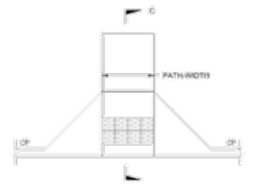
SECTION A-A

NOT DRAWN TO SCALE



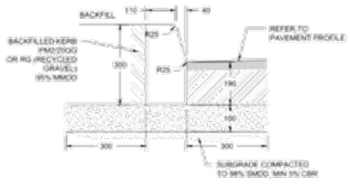
KERB RAMP

NTS



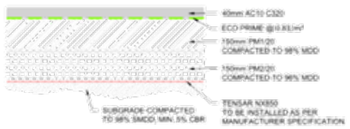
FLUSHED RAMP

NTS



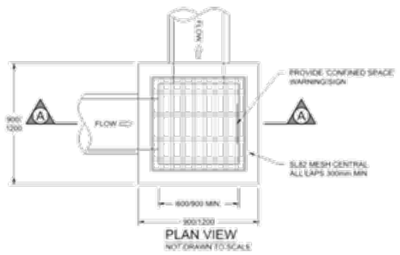
150mm BARRIER KERB ONLY (150BK)

NTS



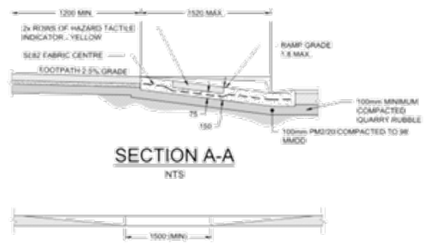
ASPHALT PAVEMENT (CARPARK)

NTS



PLAN VIEW

NOT DRAWN TO SCALE

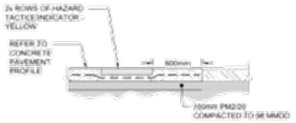


SECTION A-A

NTS

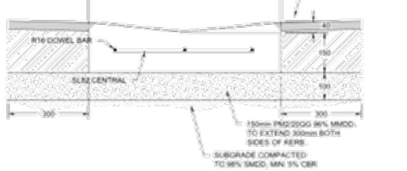
SECTION B-B

NTS



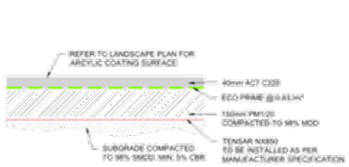
SECTION C-C

NTS



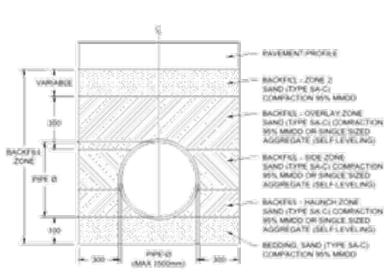
600 SPOON DRAIN (600SD)

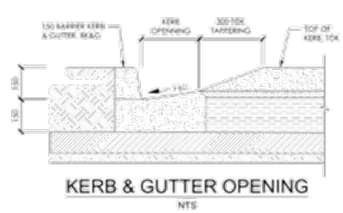
NTS



ASPHALT PAVEMENT (TENNIS COURT)

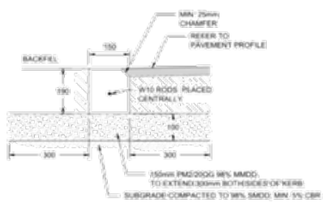
NTS





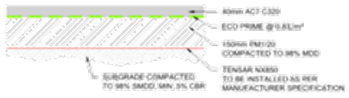
KERB & GUTTER OPENING

NTS



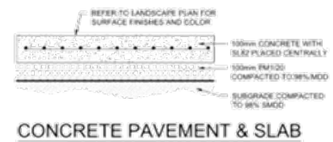
CONCRETE PLINTH (CP)

NTS



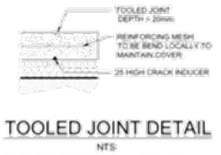
ASPHALT PAVEMENT (NON TRAFFICABLE)

NTS



CONCRETE PAVEMENT & SLAB (PEDESTRIAN ONLY)

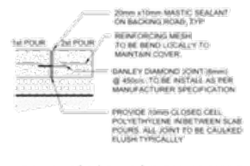
NTS



TOOLED JOINT DETAIL

NTS

TO BE PROVIDED AT 3000mm INTERVAL



EXPANSION JOINT DETAIL

NTS

TO BE PROVIDED AT 6000mm INTERVAL

ISSUED FOR TENDER

REVISIONS AND ISSUES

REV	ISSUE/DESCRIPTION	DATE	DRAWN	CHECKED
A	FOR REVIEW	21/2/25	AC	WW
B	ISSUE FOR TENDER	5/3/25	AC	WW

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APPROVAL

NAME Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE

NAME Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE

NAME Jared Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE

	NAME	DATE
DESIGN BY	AC	21/2/2025
VARIED BY	AC	21/2/2025
DESIGN TEAM LEADER	WW	21/2/2025

COORDINATE SYSTEM MGA94
PR No. 31131
CAD FILE NAME PR27282 HAPPY HOME CARPARK_DETAIL SHEET 601.DWG

NORTH

SALISBURY REC. PRECINCT

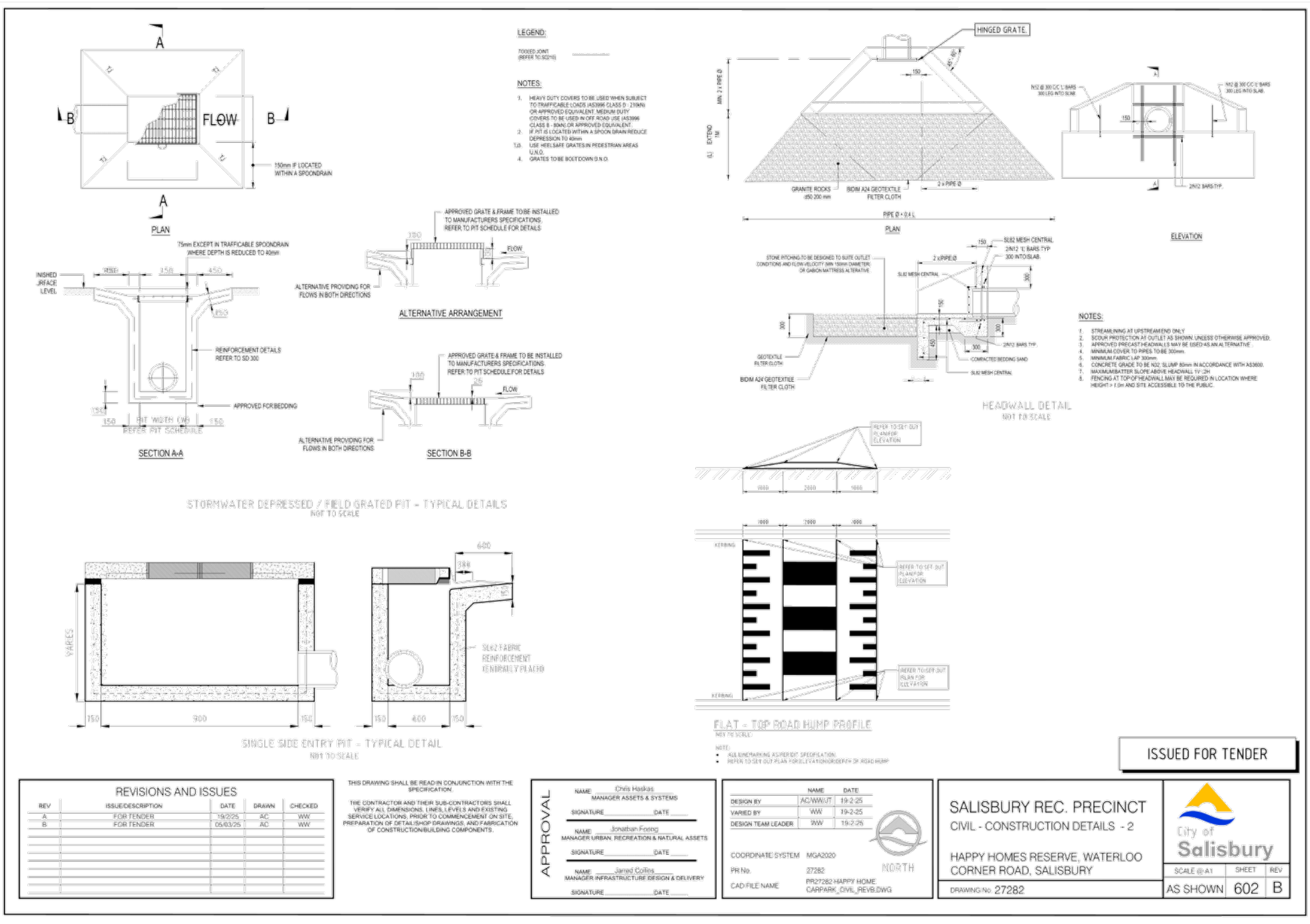
CIVIL - CONSTRUCTION DETAILS - 1

HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY

DRAWING No. 31131

CITY OF Salisbury

SCALE @ A1	SHEET	REV
1:250	601	B


A
B
FLOW
B
A
150mm IF LOCATED WITHIN A SPOONDRAIN
PLAN
LEGEND:
TOOLED JOINT (REFER TO SD210)
NOTES:
1. HEAVY DUTY COVERS TO BE USED WHEN SUBJECT TO TRAFFICABLE LOADS (AS3996 CLASS D : 210KN) OR APPROVED EQUIVALENT. MEDIUM DUTY COVERS TO BE USED IN OFF ROAD USE (AS3996 CLASS B - 80KN) OR APPROVED EQUIVALENT.
2. IF PIT IS LOCATED WITHIN A SPOON DRAIN REDUCE DEPRESSION TO 40mm
T.O. USE HEELSAFE GRATES IN PEDESTRIAN AREAS U.N.O.
4. GRATES TO BE BOLT DOWN U.N.O.
75mm EXCEPT IN TRAFFICABLE SPOONDRAIN WHERE DEPTH IS REDUCED TO 40mm
FINISHED SURFACE LEVEL
REINFORCEMENT DETAILS REFER TO SD 300
APPROVED FCR BEDDING
PIT WIDTH (W) REFER PIT SCHEDULE
SECTION A-A
APPROVED GRATE & FRAME TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS. REFER TO PIT SCHEDULE FOR DETAILS
FLOW
ALTERNATIVE PROVIDING FOR FLOWS IN BOTH DIRECTIONS
ALTERNATIVE ARRANGEMENT
APPROVED GRATE & FRAME TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS. REFER TO PIT SCHEDULE FOR DETAILS
FLOW
ALTERNATIVE PROVIDING FOR FLOWS IN BOTH DIRECTIONS
SECTION B-B
STORMWATER DEPRESSED / FIELD GRATED PIT - TYPICAL DETAILS
NOT TO SCALE
VARIES
SL62 FABRIC REINFORCEMENT CENTRALLY PLACED
SINGLE SIDE ENTRY PIT - TYPICAL DETAIL
NOT TO SCALE
HINGED GRATE
GRANITE ROCKS
BIDIM A24 GEOTEXTILE FILTER CLOTH
2 x PIPE Ø
PIPE Ø + 0.4 L
PLAN
ELEVATION
STONE PITCHING TO BE DESIGNED TO SUITE OUTLET CONDITIONS AND FLOW VELOCITY (MIN 150mm DIAMETER) OR GABION MATTRESS ALTERATIVE
SL62 MESH CENTRAL
2N12 'L' BARS TYP. 300 INTO SLAB.
COMPACTED BEDDING SAND
HEADWALL DETAIL
NOT TO SCALE
NOTES:
1. STREAMLINING AT UPSTREAM END ONLY.
2. SCOUR PROTECTION AT OUTLET AS SHOWN, UNLESS OTHERWISE APPROVED.
3. APPROVED PRECAST HEADWALLS MAY BE USED AS AN ALTERNATIVE.
4. MINIMUM COVER TO PIPES TO BE 300mm.
5. MINIMUM FABRIC LAP 300mm.
6. CONCRETE GRADE TO BE N32, SLUMP 80mm IN ACCORDANCE WITH AS3600.
7. MAXIMUM BATTER SLOPE ABOVE HEADWALL 1V : 2H
8. FENCING AT TOP OF HEADWALL MAY BE REQUIRED IN LOCATION WHERE HEIGHT > 1.0m AND SITE ACCESSIBLE TO THE PUBLIC.
KERBING
FLAT - TOP ROAD HUMP PROFILE
NOT TO SCALE
NOTE:
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV A ISSUE/DESCRIPTION FOR TENDER DATE 19/2/25 DRAWN AC CHECKED WW
REV B ISSUE/DESCRIPTION FOR TENDER DATE 05/03/25 DRAWN AC CHECKED WW
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.
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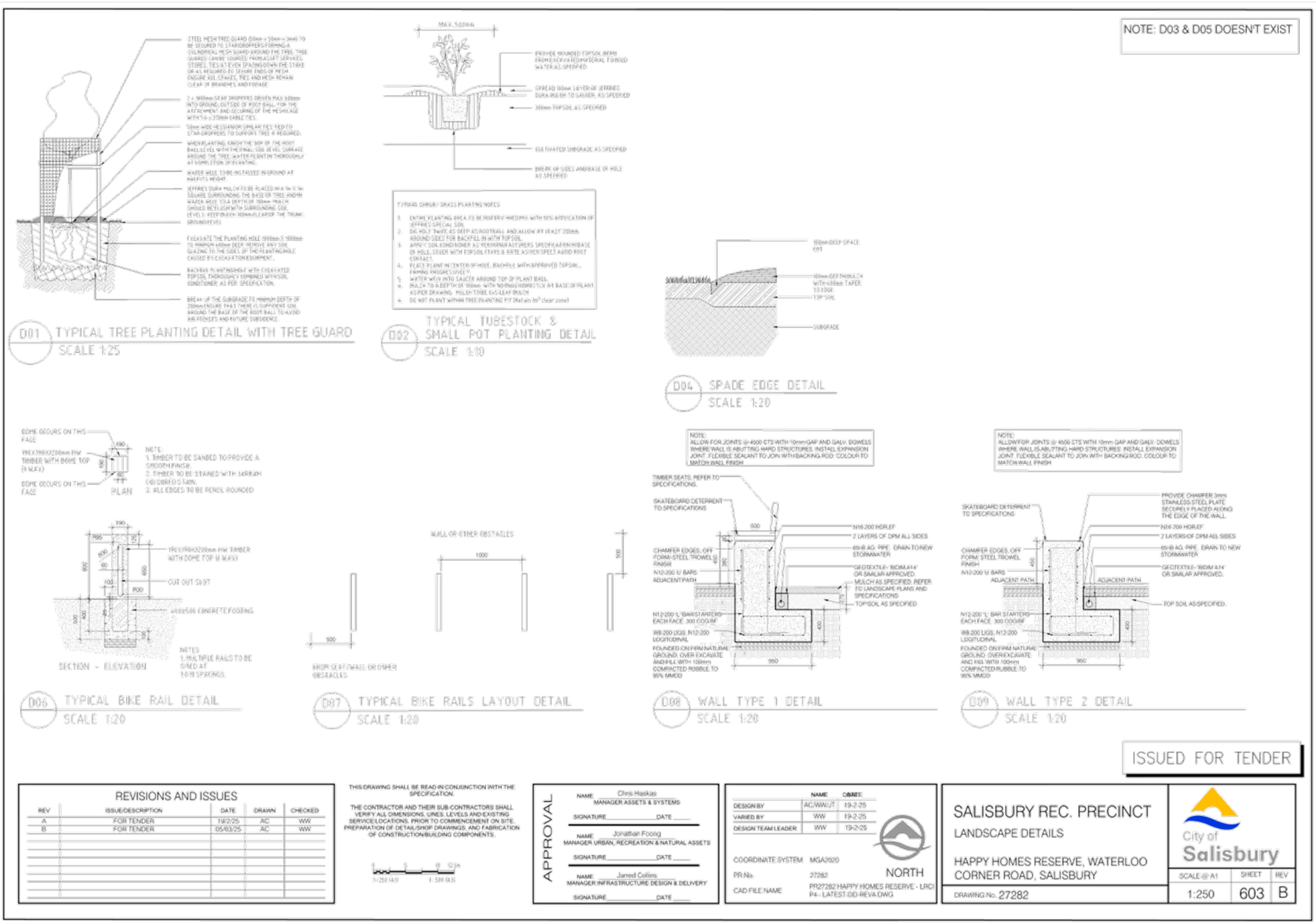
APPROVAL
NAME Chris Haskas MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME Jonathan Foong MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME Jarred Collins MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY AC/WW/JT 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOME CARPARK_CIVIL_REVB.DWG
NORTH
SALISBURY REC. PRECINCT
CIVIL - CONSTRUCTION DETAILS - 2
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No 27282
City of Salisbury
SCALE @ A1 AS SHOWN
SHEET 602
REV B


NOTE: D03 & D05 DOESN'T EXIST
D01 TYPICAL TREE PLANTING DETAIL WITH TREE GUARD
SCALE 1:25
D02 TYPICAL TUBESTOCK & SMALL POT PLANTING DETAIL
SCALE 1:10
D04 SPADE EDGE DETAIL
SCALE 1:20
D06 TYPICAL BIKE RAIL DETAIL
SCALE 1:20
D07 TYPICAL BIKE RAILS LAYOUT DETAIL
SCALE 1:20
D08 WALL TYPE 1 DETAIL
SCALE 1:20
D09 WALL TYPE 2 DETAIL
SCALE 1:20
ISSUED FOR TENDER
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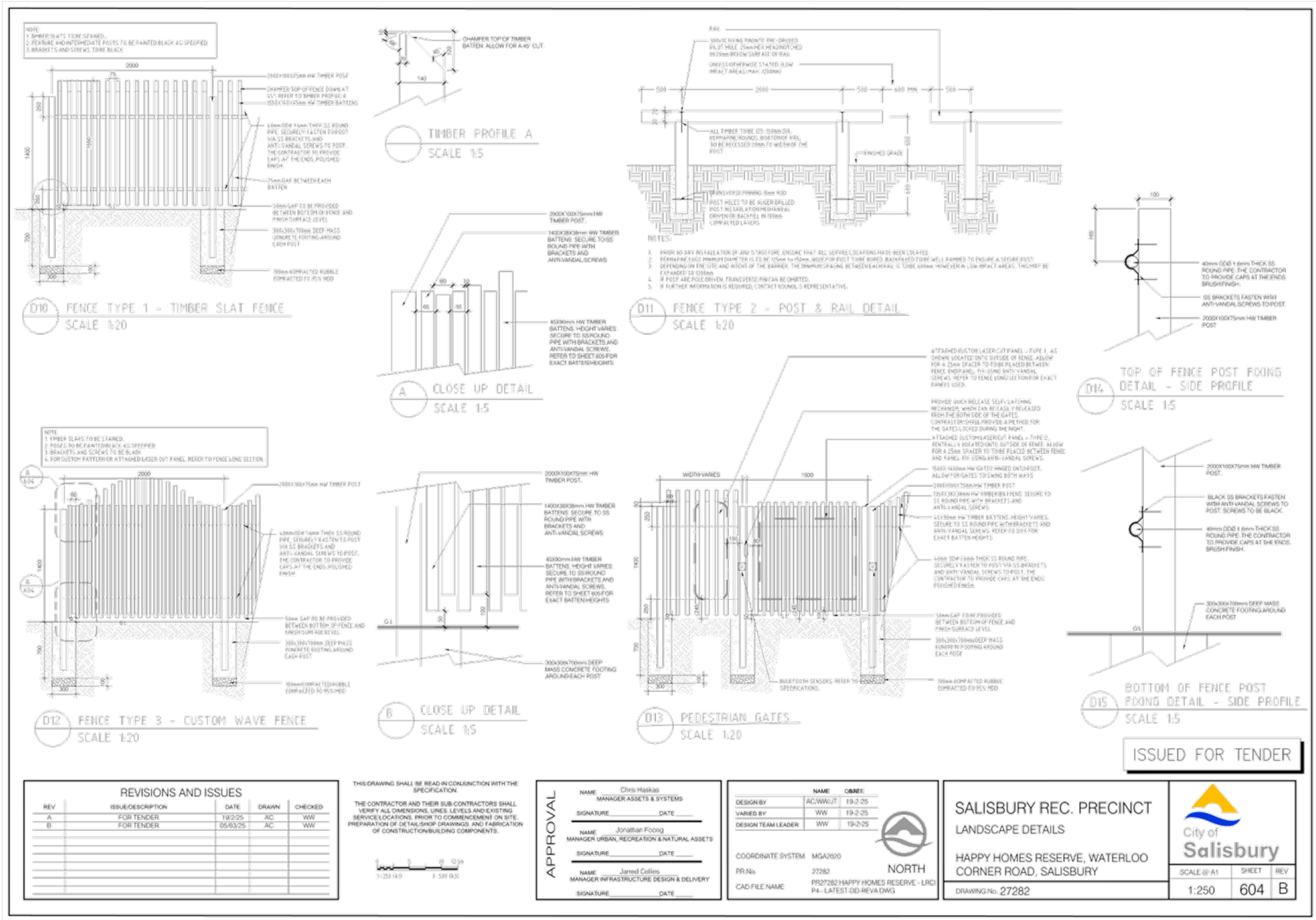
COORDINATE SYSTEM MGA2020
PR No. 27282
NORTH
SALISBURY REC. PRECINCT
LANDSCAPE DETAILS
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1 1:250
SHEET 603
REV B


NOTE:
1. TIMBER SLATS TO BE STAINED.
2. FEATURE AND INTERMEDIATE POSTS TO BE PAINTED BLACK AS SPECIFIED.
3. BRACKETS AND SCREWS TO BE BLACK.
2000
75
2000 x 100 x 75mm HW TIMBER POST
CHAMFER TOP OF FENCE DOWN AT 45°. REFER TO TIMBER PROFILE A
65 x 19 x 1945mm HW TIMBER BATTENS
60mm ODØ 1.6mm THICK SS ROUND PIPE, SECURELY FASTEN TO POST VIA SS BRACKETS AND ANTI-VANDAL SCREWS TO POST. THE CONTRACTOR TO PROVIDE CAPS AT THE ENDS, POLISHED FINISH.
75mm GAP BETWEEN EACH BATTEN
50mm GAP TO BE PROVIDED BETWEEN BOTTOM OF FENCE AND FINISH SURFACE LEVEL
300 x 300 x 700mm DEEP MASS CONCRETE FOOTING AROUND EACH POST
100mm COMPACTED RUBBLE COMPACTED TO 95% MDD
1400
250
1550
700
300
D10 FENCE TYPE 1 - TIMBER SLAT FENCE
SCALE 1:20
CHAMFER TOP OF TIMBER BATTEN. ALLOW FOR A 45° CUT.
65
20
140
TIMBER PROFILE A
SCALE 1:5
2000 X 100 X 75mm HW TIMBER POST.
140 X 38 X 38mm HW TIMBER BATTENS. SECURE TO SS ROUND PIPE WITH BRACKETS AND ANTI-VANDAL SCREWS
60
10
65
55
65 X 90mm HW TIMBER BATTENS. HEIGHT VARIES. SECURE TO SS ROUND PIPE WITH BRACKETS AND ANTI-VANDAL SCREWS. REFER TO SHEET 605 FOR EXACT BATTEN HEIGHTS
A CLOSE UP DETAIL
SCALE 1:5
RAIL
100 X 6 PIVOTING PAINTED PRY-DRIVEN PILOT HOLE, 25mm PER HEADINGTHED IN 25mm BELOW SURFACE OF RAIL
UNLESS OTHERWISE STATED, ALLOW IMPACT AREAS) MAX. (200mm)
500
2000
500
600 MIN.
500
ALL TIMBER TO BE 125 - 150mm DIA. PERMAPINE ROUNDS, (BOTTOM END) TO BE RECESSED 20mm TO WIDTH OF THE POST
FINISHED GRADE
TRANSVERSE PINNING 16mm ROD
POST HOLES TO BE AUGER DRILLED
POST INSTALLATION METHOD MAY E.G. DRIVEN OR BACKFILL IN 150mm COMPACTED LAYERS
NOTES:
1. PRIOR TO ANY INSTALLATION OF ANY STRUCTURE, ENSURE THAT ALL SERVICE LOCATIONS HAVE BEEN LOCATED.
2. PERMAPINE HOLE MINIMUM DIAMETER IS TO BE 125mm to 150mm. HOLE FOR BOLT TO BE BORED, BACKFILLED TO BE WELL RAMMED TO ENSURE A SECURE POST.
3. DEPENDING ON THE SITE AND INTENT OF THE BARRIER, THE MAXIMUM SPACING BETWEEN RAILS/RAIL IS TO BE 600mm. HOWEVER IN LOW IMPACT AREAS, THIS MAY BE EXPANDED TO 1200mm.
4. IF POST ARE POLE DRIVEN, TRANSVERSE PIN CAN BE OMITTED.
5. IF FURTHER INFORMATION IS REQUIRED, CONTACT COUNCIL'S REPRESENTATIVE.
D11 FENCE TYPE 2 - POST & RAIL DETAIL
SCALE 1:20
100
165
40mm ODØ 1.6mm THICK SS ROUND PIPE. THE CONTRACTOR TO PROVIDE CAPS AT THE ENDS. BRUSH FINISH.
SS BRACKETS FASTEN WITH ANTI-VANDAL SCREWS TO POST.
2000 X 100 X 75mm HW TIMBER POST
D14 TOP OF FENCE POST FIXING DETAIL - SIDE PROFILE
SCALE 1:5
NOTE:
1. TIMBER SLATS TO BE STAINED.
2. POSTS TO BE PAINTED BLACK AS SPECIFIED
3. BRACKETS AND SCREWS TO BE BLACK
4. FOR CUSTOM PATTERN OR ATTACHED LASER CUT PANEL REFER TO FENCE LONG SECTION.
2000
60
2000 x 100 x 75mm HW TIMBER POST
60mm ODØ 1.6mm THICK SS ROUND PIPE, SECURELY FASTEN TO POST VIA SS BRACKETS AND ANTI-VANDAL SCREWS TO POST. THE CONTRACTOR TO PROVIDE CAPS AT THE ENDS, POLISHED FINISH
50mm GAP TO BE PROVIDED BETWEEN BOTTOM OF FENCE AND FINISH SURFACE LEVEL
300 x 300 x 700mm DEEP MASS CONCRETE FOOTING AROUND EACH POST
100mm COMPACTED RUBBLE COMPACTED TO 95% MDD
1400
700
300
D12 FENCE TYPE 3 - CUSTOM WAVE FENCE
SCALE 1:20
2000 X 100 X 75mm HW TIMBER POST.
140 X 38 X 38mm HW TIMBER BATTENS. SECURE TO SS ROUND PIPE WITH BRACKETS AND ANTI-VANDAL SCREWS
45 X 90mm HW TIMBER BATTENS. HEIGHT VARIES. SECURE TO SS ROUND PIPE WITH BRACKETS AND ANTI-VANDAL SCREWS. REFER TO SHEET 605 FOR EXACT BATTEN HEIGHTS
G.L.
50
100
300 X 300 X 700mm DEEP MASS CONCRETE FOOTING AROUND EACH POST
B CLOSE UP DETAIL
SCALE 1:5
ATTACHED CUSTOM LASER CUT PANEL - TYPE 1. AS SHOWN LOCATED ONTO OUTSIDE OF FENCE. ALLOW FOR A 25mm SPACER TO TOBE PLACED BETWEEN FENCE AND PANEL. FIX USING ANTI-VANDAL SCREWS. REFER TO FENCE LONG SECTION FOR EXACT RANGES USED.
PROVIDE QUICK RELEASE SELF-LATCHING MECHANISM, WHICH CAN BE EASILY RELEASED FROM THE BOTH SIDE OF THE GATES. CONTRACTOR SHALL PROVIDE A METHOD FOR THE GATES LOCKED DURING THE NIGHT.
ATTACHED CUSTOM LASER CUT PANEL - TYPE 2. CENTRALLY ROTATED ONTO OUTSIDE OF FENCE. ALLOW FOR A 25mm SPACER TO TOBE PLACED BETWEEN FENCE AND PANEL. FIX USING ANTI-VANDAL SCREWS.
1500 (±100mm HW GATED HINGED ONTO POST. ALLOW FOR GATES TO SWING BOTH WAYS
2000 X 100 X 75mm HW TIMBER POST
75 X 90 X 38mm HW TIMBER BATTENS. SECURE TO SS ROUND PIPE WITH BRACKETS AND ANTI-VANDAL SCREWS
45 X 90mm HW TIMBER BATTENS. HEIGHT VARIES. SECURE TO SS ROUND PIPE WITH BRACKETS AND ANTI-VANDAL SCREWS. REFER TO SHEET 605 FOR EXACT BATTEN HEIGHTS
60mm ODØ 1.6mm THICK SS ROUND PIPE, SECURELY FASTEN TO POST VIA SS BRACKETS AND ANTI-VANDAL SCREWS TO POST. THE CONTRACTOR TO PROVIDE CAPS AT THE ENDS. POLISHED FINISH.
50mm GAP TO BE PROVIDED BETWEEN BOTTOM OF FENCE AND FINISH SURFACE LEVEL
300 x 300 x 700mm DEEP MASS CONCRETE FOOTING AROUND EACH POST
100mm COMPACTED RUBBLE COMPACTED TO 95% MDD
WIDTH VARIES
1500
1400
700
300
BLUETOOTH SENSORS. REFER TO SPECIFICATIONS.
D13 PEDESTRIAN GATES
SCALE 1:20
2000 X 100 X 75mm HW TIMBER POST.
BLACK SS BRACKETS FASTEN WITH ANTI-VANDAL SCREWS TO POST. SCREWS TO BE BLACK.
40mm ODØ 1.6mm THICK SS ROUND PIPE. THE CONTRACTOR TO PROVIDE CAPS AT THE ENDS. BRUSH FINISH.
300 x 300 x 700mm DEEP MASS CONCRETE FOOTING AROUND EACH POST
G.L.
D15 BOTTOM OF FENCE POST FIXING DETAIL - SIDE PROFILE
SCALE 1:5
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV | ISSUE/DESCRIPTION | DATE | DRAWN | CHECKED
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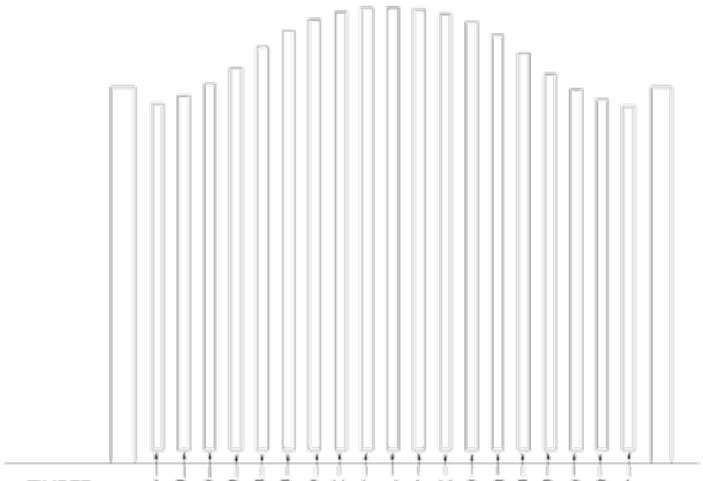
1:250 (A1) 1:500 (A3)
APPROVAL
NAME Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE DATE
NAME Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE DATE
NAME Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
NAME DATE
DESIGN BY AC/WW/JT 19-2-25
VARIED BY WW 19-2-25
DESIGN TEAM LEADER WW 19-2-25
COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST DD REVA.DWG
NORTH
SALISBURY REC. PRECINCT
LANDSCAPE DETAILS
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282
City of Salisbury
SCALE @ A1 | SHEET | REV
1:250 | 604 | B

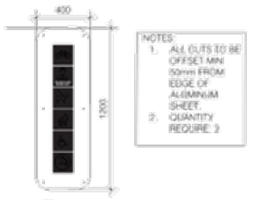
TIMBER HEIGHTS TABLE (mm)	
A	1340
B	1370
C	1410
D	1475
E	1550
F	1610
G	1655
H	1680
I	1695
J	1700

NOTE: D16, D18 & D20 DOESNT EXIST



D17 CUSTOM WAVE FENCE - FRONT LAYOUT
SCALE 1:10

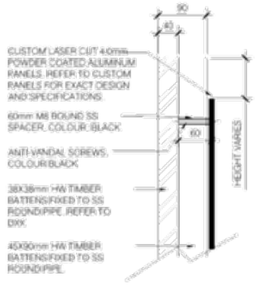
CONTRACTOR WILL BE PROVIDED WITH THE DIGITAL FILE FOR CUSTOM PANELS UPON AWARDING THE PROJECT



D19 CUSTOM PANEL 1
SCALE 1:20



D20 CUSTOM PANEL 2
SCALE 1:20



D22 PANEL FIXING DETAIL
SCALE 1:5

ISSUED FOR TENDER

REVISIONS AND ISSUES

REV	ISSUE/DESCRIPTION	DATE	DRAWN	CHECKED
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1:250 (A3) 1:500 (A1)

APPROVAL

NAME: Chris Haskas
MANAGER ASSETS & SYSTEMS
SIGNATURE _____ DATE _____

NAME: Jonathan Foong
MANAGER URBAN, RECREATION & NATURAL ASSETS
SIGNATURE _____ DATE _____

NAME: Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE _____ DATE _____

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DESIGN BY	AC;WW;JT	19-2-25
VARIED BY	WW	19-2-25
DESIGN TEAM LEADER	WW	19-2-25

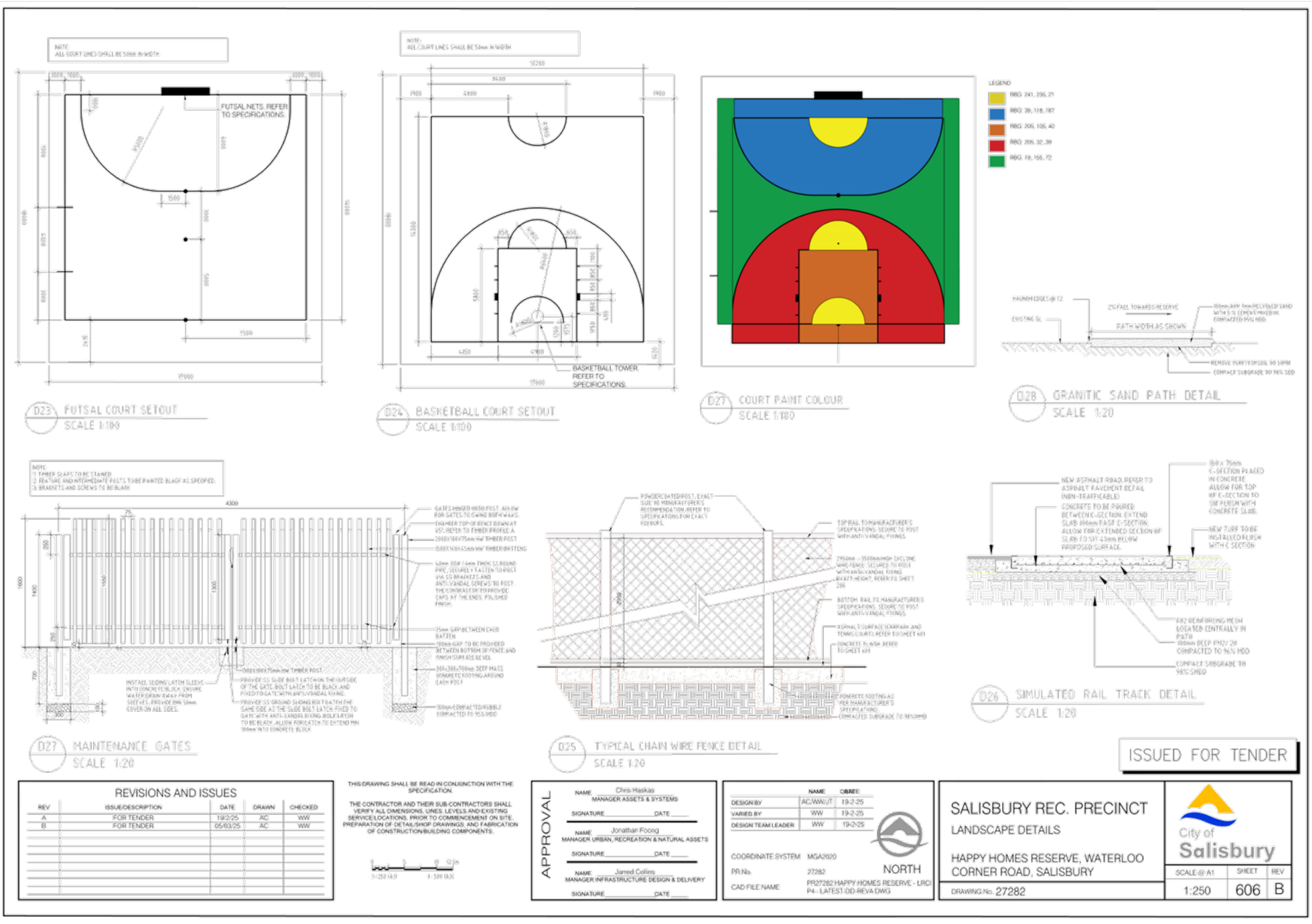
COORDINATE SYSTEM: MGA2020
PR.No. 27282
CAD FILE NAME: PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST DD-REV A.DWG

NORTH

SALISBURY REC. PRECINCT
LANDSCAPE DETAILS
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282

City of Salisbury

SCALE @ A1	SHEET	REV
1:250	605	B


NOTE:
ALL COURT LINES SHALL BE 50mm IN WIDTH
FUTSAL NETS: REFER TO SPECIFICATIONS
D23 FUTSAL COURT SETOUT
SCALE 1:100
NOTE:
ALL COURT LINES SHALL BE 50mm IN WIDTH
BASKETBALL TOWER. REFER TO SPECIFICATIONS
D24 BASKETBALL COURT SETOUT
SCALE 1:100
LEGEND
RBG: 241, 235, 21
RBG: 39, 118, 187
RBG: 205, 105, 40
RBG: 205, 32, 39
RBG: 19, 155, 72
D27 COURT PAINT COLOUR
SCALE 1:100
EXISTING SL
PATH WIDTH AS SHOWN
REMOVE TOPSOIL TO 100MM
COMPACT SUBGRADE TO 98% SDD
D28 GRANITIC SAND PATH DETAIL
SCALE 1:20
NOTE:
1. TIMBER SLATS TO BE STAINED
2. RENDER AND INTERMEDIATE POSTS TO BE PAINTED BLACK AS SPECIFIED.
3. BRACKETS AND SCREWS TO BE BLACK
4300
GATES HINGED INTO POST. ALLOW FOR GATES TO SWING BOTH WAYS.
75mm GAP BETWEEN CAED BATTEN
100mm GAP TO BE PROVIDED BETWEEN BOTTOM OF FENCE AND FINISH TURF AS A LEVEL
INSTALL SLIDING LATCH SLEEVE INTO CONCRETE BLOCK. ENSURE WATER DRAIN AWAY FROM SLEEVES. PROVIDE MIN. 50mm COVER ON ALL SIDES.
PROVIDE SS SLIDE BOLT LATCH ON THE OUTSIDE OF THE GATE. BOLT LATCH TO BE BLACK AND FIXED TO GATE WITH ANTI-VANDAL FIXING.
PROVIDE SS GROUND SLIDING BOLT TO ACTH THE SAME SIDE AS THE SLIDE BOLT LATCH. FIXED TO GATE WITH ANTI-VANDAL FIXING. BOLT LATCH TO BE BLACK. ALLOW FOR LATCH TO EXTEND MIN 100mm INTO CONCRETE BLOCK
D27 MAINTENANCE GATES
SCALE 1:20
POWDERCOATED POST, EXACT SIZE TO MANUFACTURER'S RECOMMENDATION. REFER TO SPECIFICATIONS FOR EXACT SIZE/S.
TOP RAIL TO MANUFACTURER'S SPECIFICATIONS. SECURE TO POST WITH ANTI-VANDAL FIXINGS.
BOTTOM RAIL TO MANUFACTURER'S SPECIFICATIONS. SECURE TO POST WITH ANTI-VANDAL FIXINGS.
ASPHALT SURFACE (CARPARK AND TENNIS COURT). REFER TO SHEET 601
CONCRETE PLINTH. REFER TO SHEET 601
CONCRETE FOOTING AS PER MANUFACTURER'S SPECIFICATIONS
COMPACTED SUBGRADE TO 98% MDD
D25 TYPICAL CHAIN WIRE FENCE DETAIL
SCALE 1:20
NEW ASPHALT ROAD. REFER TO ASPHALT PAVEMENT DETAIL (NON-TRAFFICABLE)
CONCRETE TO BE POURED BETWEEN K-SECTION. EXTEND SLAB 600mm PAST K-SECTION. ALLOW FOR EXTENDED SECTION OF SLAB TO SIT 43mm BELOW PROPOSED SURFACE.
NEW TURF TO BE INSTALLED FLUSH WITH K SECTION
F82 REINFORCING MESH LOCATED CENTRALLY IN PATH
100mm BEEP PM21/ 20 COMPACTED TO 96% MDD
COMPACT SUBGRADE TO 98% SHED
D26 SIMULATED RAIL TRACK DETAIL
SCALE 1:20
ISSUED FOR TENDER
REVISIONS AND ISSUES
REV | ISSUE/DESCRIPTION | DATE | DRAWN | CHECKED
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SIGNATURE DATE
NAME: Jarred Collins
MANAGER INFRASTRUCTURE DESIGN & DELIVERY
SIGNATURE DATE
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NORTH
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LANDSCAPE DETAILS
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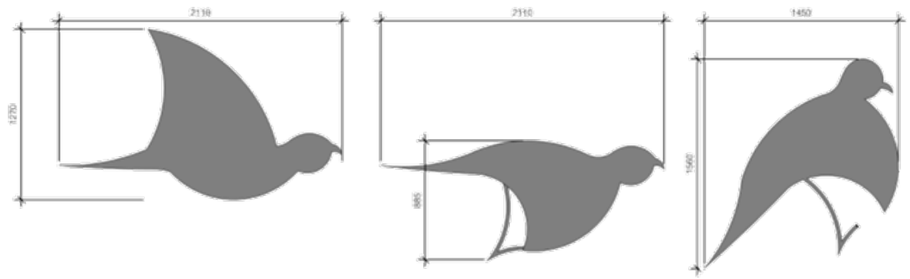
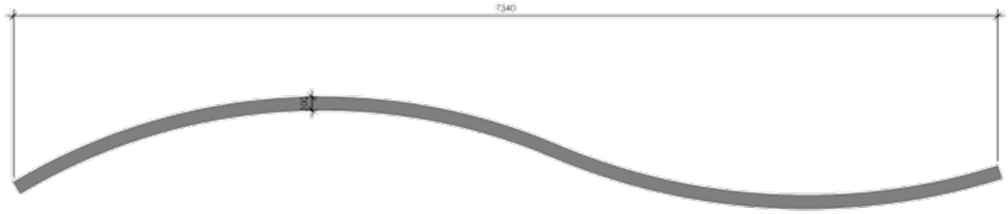
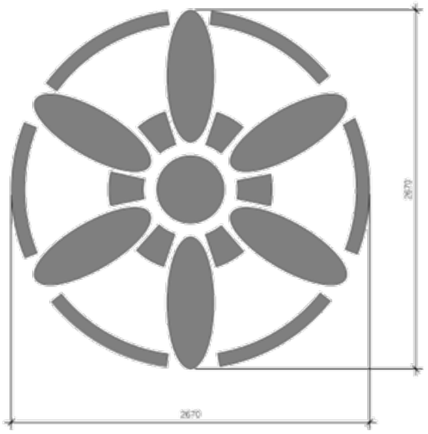
DRAWING No. 27282
City of Salisbury
SCALE @ A1 | SHEET | REV
1:250 | 606 | B

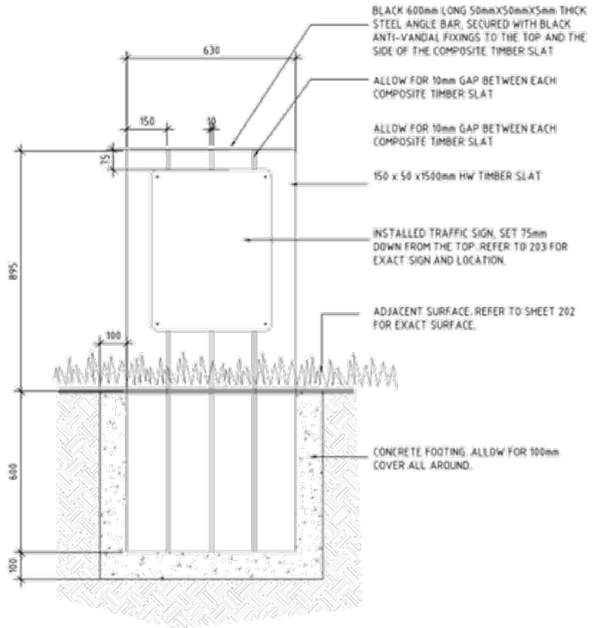




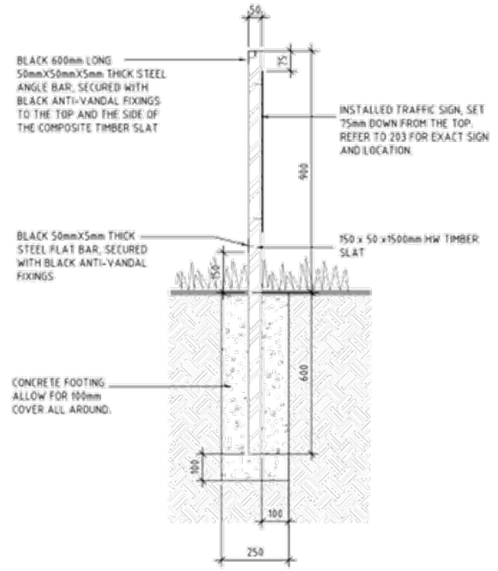


D29 SAND BLASTED PAVEMENT PATTERNS
SCALE 1:20

NOTE:
CAD FILE WILL BE PROVIDED TO AWARDED CONTRACTOR.
AREAS SHOWN SHADED ARE TO BE SAND BLASTED.
MAX DEPTH TO BE 125mm



FRONT ELEVATION



SIDE ELEVATION

D30 CUSTOM TRAFFIC SIGN POST DETAIL
SCALE 1:20

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DESIGN TEAM LEADER	WW	19-2-25

COORDINATE SYSTEM MGA2020
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NORTH

SALISBURY REC. PRECINCT
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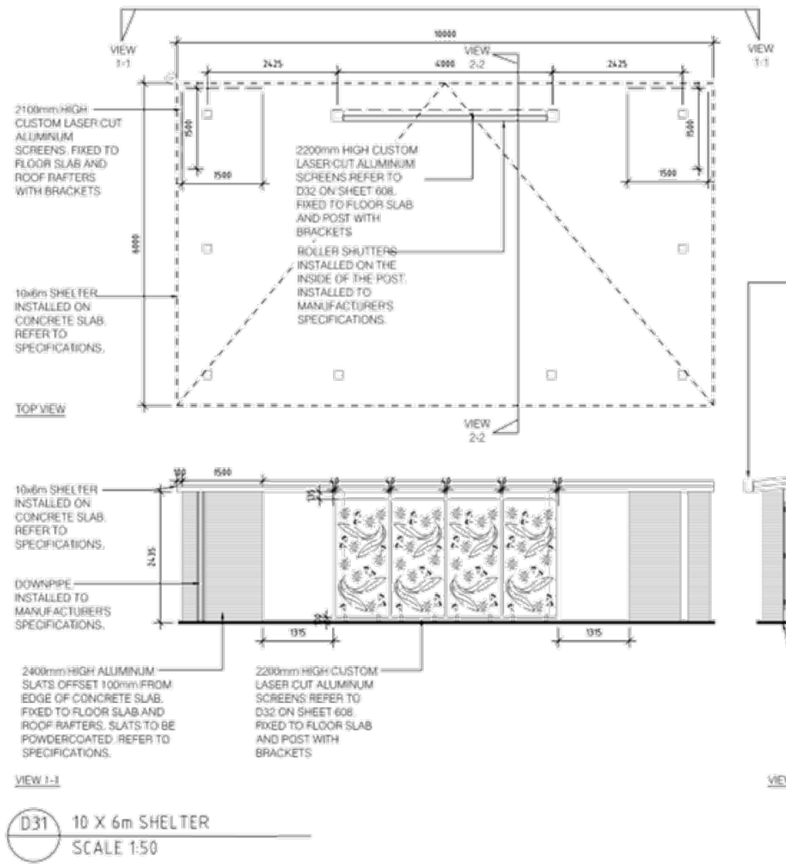
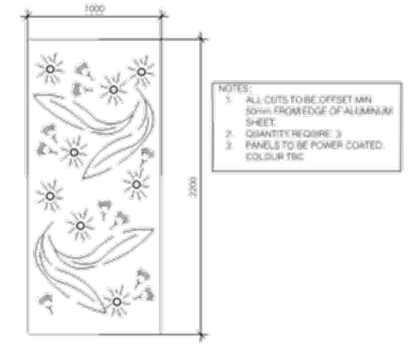
CITY OF Salisbury

SCALE @ A1	SHEET	REV
1:250	607	A



D31 10 X 6m SHELTER
SCALE 1:50



D32 CUSTOM PANEL 5
SCALE 1:20

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VARIED BY	WW	19-2-25
DESIGN TEAM LEADER	WW	19-2-25

COORDINATE SYSTEM MGA2020
PR No. 27282
CAD FILE NAME PR27282 HAPPY HOMES RESERVE - LRCI P4 - LATEST-DD-REVA.DWG

NORTH

SALISBURY REC. PRECINCT
LANDSCAPE DETAILS
HAPPY HOMES RESERVE, WATERLOO CORNER ROAD, SALISBURY
DRAWING No. 27282

CITY OF Salisbury

SCALE @ A1	SHEET	REV
1:250	608	A

APPENDIX D – ARBORIST REPORT

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

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arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Arboricultural Impact Assessment and Development Impact Report

Site: Happy Home Reserve, Waterloo Corner Road, Salisbury

Date: Monday, 20 January 2025

ATS7933-HapHomResDIR

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Report Reference Number: ATS7933-HapHomResDIR

Report prepared for
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Author
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Executive Summary

Arborman Tree Solutions has assessed the trees in and adjacent to the proposed works at Happy Home Reserve, Waterloo Corner Road, Salisbury. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate. The proposal involves a new car park paving, walkways and public transport infrastructure to service the aquatic centre. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

The assessment considered sixteen trees which are identified as a mix of various three Australian natives and one locally indigenous species. None of the trees are remnant but appear to have been planted as part of the landscaping of the area. The majority of trees are considered to be in Good (11) or Fair (5) overall condition and have extended useful life expectancies; only Tree 16 is displaying Poor overall condition as evidenced by the substantial volume of deadwood, level of dieback and reduction in crown density. Additionally there is evidence of decay in the trunk which will impact on its long term stability.

The growing environment of the Trees 1-13 includes the adjacent compacted road reserve, kerbing, open but compacted nature-strip and lawn area. Trees 14-16 are set back in the reserve surrounded by open, semi compacted ground and a compacted informal track.

Trees 3, 5, 7, 9-11 and 13 are Significant trees and Trees 1-2, 6, 8, 12, 15 and 16 are Regulated trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Trees 4 and 14 are both Unregulated. Significant and Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Performance Outcomes', none of the trees are considered to provide 'important' aesthetic and/or environmental benefit and as such their protection as Regulated/Significant trees that prevents an otherwise reasonable and expected development is not warranted.

The Arboricultural Impact Assessment has identified that three Regulated trees, (Trees 12, 15 and 16) and one Unregulated tree (Tree 14) in the area of the proposed development will be negatively impacted by the proposed works and require removal in order to facilitate development. As the trees scored a Moderate or Low Retention Rating and do not display attributes that indicate they should be protected, their removal and replacement to accommodate an expected development is reasonable.

Additionally, there are four Regulated, seven Significant trees and one Unregulated tree in the area of the proposed development which are unlikely to be negatively impacted by the planned works. The encroachment is less than 10% of the TPZ area or there are existing factors indicating these trees will not be impacted and it is therefore highly unlikely that the proposed works will impact on the viability of these trees.

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

Brief

Arborman Tree Solutions was engaged by the City of Salisbury to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the identified trees at Happy Home Reserve, Waterloo Corner Road, Salisbury. The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the trees and provide mitigation strategies to minimise the impact where appropriate.

The proposed development includes the extension of the existing carpark within the open parkland areas to service the aquatic centre and sporting facilities. This assessment will determine the potential impacts the proposal may have on the trees adjacent to the site and recommend impact mitigation strategies in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009) for trees to be retained.

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

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

Documents and Information Provided

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

- Email instruction on Scope of Works.
- Design Drawings.
- Associated documents:

Snip of trees requiring assessment

Site Location

The trees are located in the development area at Happy Home Reserve, Waterloo Corner Road, Salisbury.



Figure 1: Site Location - Happy Home Reserve, Waterloo Corner Road, Salisbury

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

Methodology

The proposed design was reviewed in association with the information supplied in the Design Drawings and CAD files as provided by the City of Salisbury.

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

a) Location of roots and root development.

b) The potential loss of root mass from the encroachment.

c) Tree species and tolerance to root disturbance.

d) Age, vigour and size of the tree.

e) Lean and stability of the tree.

f) Soil characteristics and volume, topography, and drainage.

g) The presence of existing or past structures or obstacles affecting root growth.

h) Design factors.

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

No Impact - no encroachment into the TPZ has been identified.

Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the TPZ area, however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree, however it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the Structural Root Zone (SRZ) and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

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

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

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

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

Assessment

Arborman Tree Solutions has assessed the trees in and adjacent to the proposed works at Happy Home Reserve, Waterloo Corner Road, Salisbury. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate. The proposal involves a new car park paving, walkways and public transport infrastructure to service the aquatic centre. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

Tree Assessment

The assessment considered sixteen trees which are identified as a mix of various three Australian natives and one locally indigenous species. None of the trees are remnant but appear to have been planted as part of the landscaping of the area. The majority of trees are considered to be in Good (11) or Fair (5) overall condition and have extended useful life expectancies; only Tree 16 is displaying Poor overall condition as evidenced by the substantial volume of deadwood, level of dieback and reduction in crown density. Additionally there is evidence of decay in the trunk which will impact on its long term stability.

The growing environment of the Trees 1-13 includes the adjacent compacted road reserve, kerbing, open but compacted nature-strip and lawn area. Trees 14-16 are set back in the reserve surrounded by open, semi compacted ground and a compacted informal track.

Table 1 - Tree Identification

Botanic Name	Common Name	Number of Trees	Origin	Tree Numbers
Acacia sp.	Wattle	1	Native	15
Eucalyptus camaldulensis	River Red Gum	13	Indigenous	1-11, 13 and 16
Eucalyptus sp.	Gum Tree	1	Native	12
Melaleuca nesophila	Showy Honey Myrtle	1	Native	14

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

Legislative Assessment

Trees 3, 5, 7, 9-11 and 13 are Significant trees and Trees 1-2, 6, 8, 12, 15 and 16 are Regulated trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Trees 4 and 14 are both Unregulated. Significant and Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Performance Outcomes', none of the trees are considered to provide 'important' aesthetic and/or environmental benefit and as such their protection as Regulated/Significant trees that prevents an otherwise reasonable and expected development is not warranted.

Table 2 - Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Significant	7	3, 5, 7, 9-11 and 13
Regulated	7	1, 2, 6, 8, 12, 15 and 16
Unregulated	2	4 and 14

Retention Assessment

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

a) provide limited environmental/aesthetic benefit,

b) short lived species,

c) represent a material risk to persons or property,

d) identified as causing or threatening to cause substantial damage to a structure of value,

e) limited Useful Life Expectancy, and

f) young and easily replaced.

The assessment has identified Trees 5 and 13 as having a High Retention Rating. It is my opinion, these trees have environmental and/or aesthetic attributes that warrant their retention for the benefit of a future development, regardless of their legislative status. The protection of these trees in a future development is highly desirable and design should actively consider their protection.

Additionally, there are eleven trees as which scored a Moderate Retention Rating. These trees have environmental and/or aesthetic attributes that indicate their retention should be considered if they can be adequately protected in an otherwise reasonable and expected development. The protection of these trees in a future development is desirable and design should seek to retain them where possible.

Table 3 - Retention Rating

Retention Rating	Number of Trees	Tree Numbers
High	2	5 and 13
Moderate	11	1-4 and 6-12
Low	3	14-16

The remaining trees, Trees 14-16 achieved a Low Retention Rating indicating they should not form a constraint to an otherwise reasonable and expected development.

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

Encroachment and Impact Assessment

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

There is no encroachment into the TPZ of Trees 4, 6 and 10 and therefore there is not expected to be any impact on the long-term viability of these trees as a result of the proposed development.

Trees 2, 3, 7-9, 11 and 13, have encroachments less than 10% of the TPZ area and does not impact the SRZ, this type of encroachment is recognised as 'Minor' as defined in AS4970-2009 (See Appendix C - Mapping). This level of encroachment results in a Low impact and additional root investigations are not required, warranted and have not been recommended in this instance.

The encroachment for Trees 1 and 5 is greater than 10% of the total TPZ area and is therefore classified as a 'Major Encroachment' as defined in AS4970-2009. AS4970-2009 also identifies relevant factors that should be considered when determining the 'impact' of encroachments such as this; these considerations are listed under section 3.3.4 *TPZ encroachment considerations*. When considering these factors, the proposed encroachment is unlikely to result in tree damaging activity that will result in the decline, death or failure of the trees and is therefore considered to be a Low Impact.

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

- 3.3.4 (c) '*Tree species and tolerance to root disturbance*'
  The species (*Eucalyptus camaldulensis*) has a good tolerance to root disturbance as its dimorphic root system has evolved to be able to exploit water at great depths. A dimorphic root system is an adaptation of evolutionary and environmental conditioning which essentially consists of two rooting systems, a lateral rooting system and a deep rooting system. The TPZ is therefore able to tolerate considerable encroachment without impacting tree viability.

- 3.3.4 (d) '*Age, vigour and size of the tree*'
  The trees are semi-mature and display good health and vitality, indicating they can tolerate the proposed level of encroachment without noticeable impacts. Healthy and vigorous trees can manage various levels of pruning, demolition of existing structures, changes in soil grade and moisture, soil compaction and other root zone encroachments and are better able to adapt to the new site conditions once the development phase has been completed.

- 3.3.4 (h) '*Design factors*'
  It is unlikely that any roots will be encountered during the development phase, the required work predominately introduces fill to the site and while there will be a level of compaction and the surface sealed its unlikely to influence deeper root architecture reliant of ground water.

The encroachment for the remaining trees, Trees 12, and 14-16 is greater than 20% it also impacts the SRZ and/or the trunk and as such and will cause tree damaging activity that will result in the decline, death or failure of these trees they are therefore considered to be Conflicted by the proposed development.

Table 4 - Development Impact

Impact	Number of Trees	Tree Numbers
Conflicted	4	12 and 14-16
Low	9	1-3, 5, 7-9, 11 and 13
No Impact	3	4, 6 and 10

Conclusion

The Arboricultural Impact Assessment has identified that three Regulated trees, (Trees 12, 15 and 16) and one Unregulated tree (Tree 14) in the area of the proposed development will be negatively impacted by the proposed works and require removal in order to facilitate development. As the trees scored a Moderate or Low Retention Rating and do not display attributes that indicate they should be protected, their removal and replacement to accommodate an expected development is reasonable.

Additionally, there are four Regulated, seven Significant trees and one Unregulated tree in the area of the proposed development which are unlikely to be negatively impacted by the planned works. The encroachment is less than 10% of the TPZ area or there are existing factors indicating these trees will not be impacted and it is therefore highly unlikely that the proposed works will impact on the viability of these trees.

Recommendation

Tree Protection

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

The following is recommended as a minimum:-

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

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

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

Yours sincerely,

TOM RICHARDSON
Consulting Arborist
Diploma of Arboriculture – AHC50516
VALID Tree Risk Assessment (VALID)
Native Vegetation Council Trained Arborist
ISA – Tree Risk Assessment Qualification

Tree protection

Figure 2:- Showing indicative position of tree protection fencing Trees 1-11.

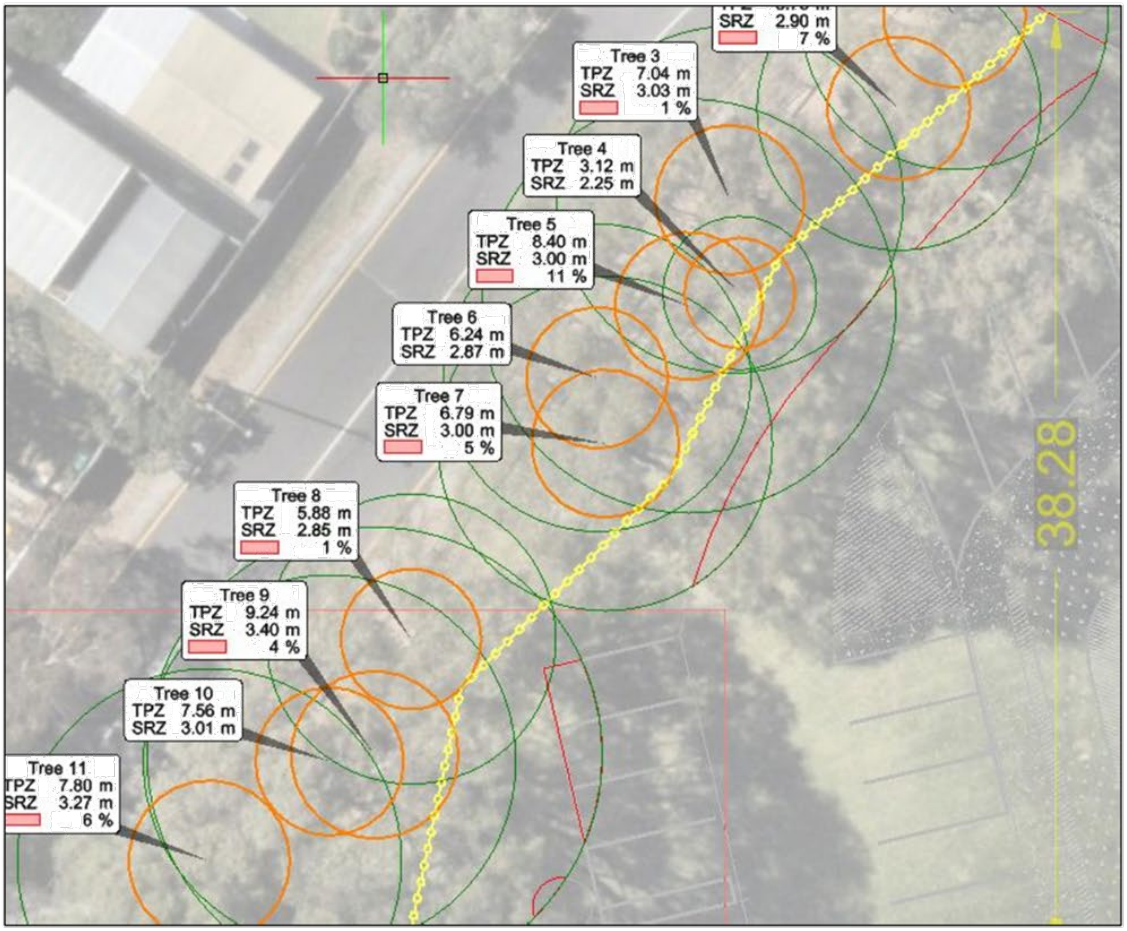
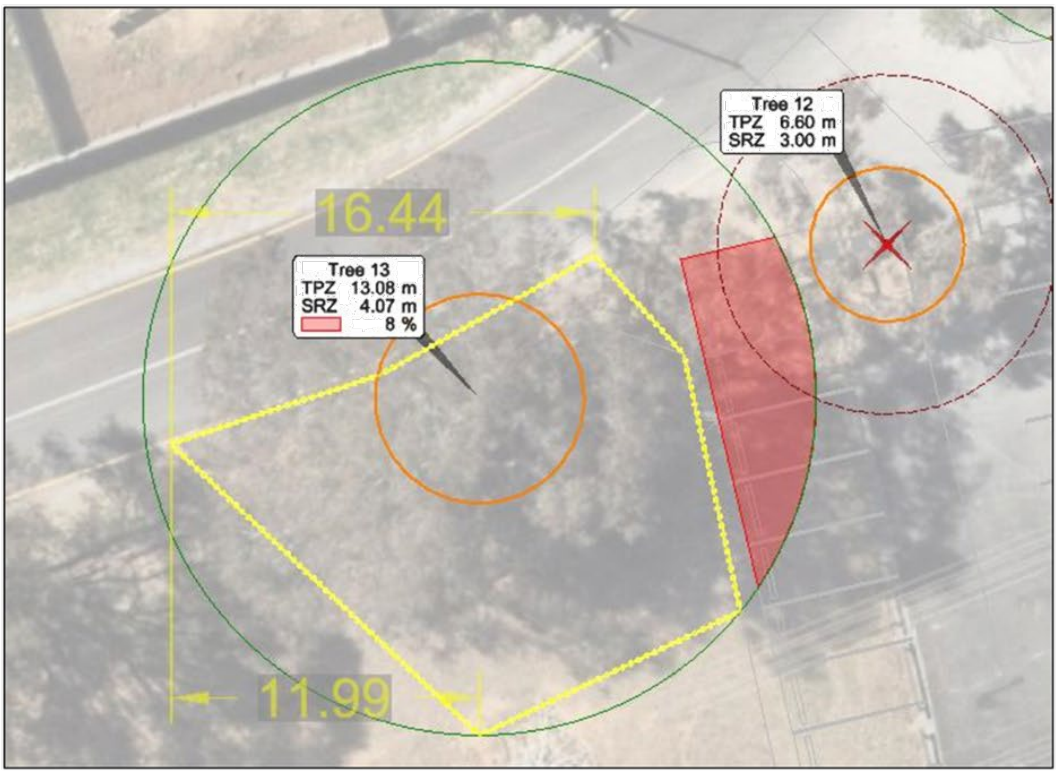


Figure 3:- Showing indicative position of tree protection fencing for Tree 13



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Definitions

Circumference: trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)*.

Diameter at Breast Height: trunk diameter measured at 1.4 metres above ground level used to determine the Tree Protection Zone as described in Australian Standard AS4970-2009 *Protection of trees on development sites*.

Diameter at Root Buttress: trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2009 *Protection of trees on development sites* and is used to determine the Structural Root Zone.

Tree Damaging Activity: Tree damaging activity includes those activities described within the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016),* such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the TPZ. Can also include forms of pruning above and below the ground.

Tree Protection Zone (TPZ): area of root zone that should be protected to prevent substantial damage to the tree's health.

Structural Root Zone (SRZ): calculated area within the tree's root zone that is considered essential to maintain tree stability.

Project Arborist: a person with the responsibility for conducting a tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The Project Arborist must be competent in arboriculture, having acquired through training, minimum Australian Qualification Framework (AQF) Level 5, Diploma of Horticulture (Arboriculture) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by this standard.

Encroachment: the area of a Tree Protection Zone that is within the proposed development area.

Impact: the effect on tree health, structure and/or viability as a result of required works associated with the proposed development within the TPZ or the vicinity of the tree(s).

References

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

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

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Appendix A - Tree Assessment Methodology

Tree Assessment Form (TAF©)

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

Useful Life Expectancy (ULE)

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

Maturity (Age)

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

Tree Health Assessment (THA©)

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

Tree Structural Assessment (TSA©)

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

Tree Form Assessment (TFA©)

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

Priority

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

Tree Retention Rating (TRR)

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

Preliminary Tree Retention Rating

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

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

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

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

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

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

Tree Retention Rating Modifier

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

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

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

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

Tree Retention Rating

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

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

Special Value Trees

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

Cultural Values

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

Environmental Values

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

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

Tree Retention Rating Definitions

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

Development Impact Assessment

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

a. The extent of encroachment into a tree's Tree Protection Zone by the proposed development as a percentage of the area.

b. Results of any non-destructive exploratory investigations that may have occurred to determine root activity.

c. Any required pruning that may be needed to accommodate the proposed development.

d. Tree species and tolerance to root disturbance.

e. Age, vigour and size of the tree.

f. Lean and stability of the tree.

g. Soil characteristics and volume, topography and drainage.

h. The presence of existing or past structures or obstacles potentially affecting root growth.

i. Design factors incorporated into the proposed development to minimise impact.

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

No Impact - no encroachment into the TPZ has been identified.

Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree however it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

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

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

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

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Appendix B - Tree Assessment Findings

Eucalyptus camaldulensis — Tree No: 1

River Red Gum

Inspected:	18 December 2024
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	6.24 metres
Structural Root Zone:	2.90 metres



Observations

The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union, however it appears sound.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is greater than 10% of the Tree Protection Zone area and in part contacts the periphery of the SRZ however this species is tolerant of changes to its root zone and as such this is not expected to have a long-term impact on tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus camaldulensis Tree No: 2

River Red Gum

Inspected:	18 December 2024
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Poor
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	5.76 metres
Structural Root Zone:	2.90 metres

Observations

This tree is in good overall condition and has adapted to its local environment. There is a minor level of epicormic growth and included bark however this is not impacting the trees overall condition. Additionally, the deadwood is within normal limits.



Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus camaldulensis — Tree No: 3

River Red Gum

Inspected:	18 December 2024
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	7.04 metres
Structural Root Zone:	3.03 metres



Observations

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

Legislative Status	Significant

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

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus camaldulensis — Tree No: 4

River Red Gum

Inspected:	18 December 2024
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	3.12 metres
Structural Root Zone:	2.25 metres



Observations

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

Legislative Status	Unregulated

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	No Impact

No encroachment into the Tree Protection Zone area has been identified.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus camaldulensis — Tree No: 5

River Red Gum

Inspected:	18 December 2024
Height:	15-20 metres
Spread:	15-20 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	8.40 metres
Structural Root Zone:	3.00 metres



Observations

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

Legislative Status	Significant

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

Retention Rating	High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.

Development Impact	Low

The identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus camaldulensis Tree No: 6

River Red Gum

Inspected:	18 December 2024
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	6.24 metres
Structural Root Zone:	2.87 metres



Observations

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

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	No Impact

No encroachment into the Tree Protection Zone area has been identified.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus camaldulensis — Tree No: 7

River Red Gum

Inspected:	18 December 2024
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	6.79 metres
Structural Root Zone:	3.00 metres



Observations

This tree is considered to be in fair overall condition due to the moderate level of decay and currently stable included bark union. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.

Legislative Status	Significant

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

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus camaldulensis — Tree No: 8

River Red Gum

Inspected:	18 December 2024
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	5.88 metres
Structural Root Zone:	2.85 metres



Observations

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

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus camaldulensis — Tree No: 9

River Red Gum

Inspected:	18 December 2024
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	9.24 metres
Structural Root Zone:	3.40 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health. There is a substantial surface root extending approximately 4 metres out from the main trunk.

Legislative Status	Significant

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

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus camaldulensis — Tree No: 10

River Red Gum

Inspected:	18 December 2024
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	7.56 metres
Structural Root Zone:	3.01 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark, however this is not significant or impacting the structural rating for this tree.

Legislative Status	Significant

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

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	No Impact

No encroachment into the Tree Protection Zone area has been identified.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus camaldulensis — Tree No: 11

River Red Gum

Inspected:	18 December 2024
Height:	15-20 metres
Spread:	15-20 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	7.80 metres
Structural Root Zone:	3.27 metres



Observations

The health and structure of this tree indicate it is in good overall condition. There is natural deadwood and whilst there is modest decay, established epicormic growth and branch failure, this is typical and within normal limits.

Legislative Status	Significant

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

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus sp. Tree No: 12

Gum Tree

Inspected:	18 December 2024
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	6.60 metres
Structural Root Zone:	3.00 metres



Observations

This tree is in fair overall condition with epicormic growth, moderate decay in the trunk and main branches, minor dieback, deadwood, and slight crown density reduction. However, it remains in good health.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Conflicted

This tree is in the building envelope of the proposed carpark and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

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Eucalyptus camaldulensis — Tree No: 13

River Red Gum

Inspected:	18 December 2024
Height:	15-20 metres
Spread:	15-20 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	13.08 metres
Structural Root Zone:	4.07 metres



Observations

The health and structure of this tree indicate it is in good overall condition. There is natural deadwood and whilst there is modest decay, established epicormic growth and branch failure, this is typical and within normal limits.

Legislative Status	Significant

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

Retention Rating	High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.

Development Impact	Low

The identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Melaleuca nesophila — Tree No: 14

Showy Honey Myrtle

Inspected:	18 December 2024
Height:	<5 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	2.00 metres
Structural Root Zone:	1.50 metres



Observations

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

Legislative Status	Unregulated

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

Retention Rating	Low

This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. On that basis the proposed development will negatively impact tree viability to the point where its removal is required.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

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Acacia sp. Tree No: 15

Wattle

Inspected:	18 December 2024
Height:	<5 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	3.23 metres
Structural Root Zone:	2.01 metres



Observations

This tree is considered to be in fair overall condition due to the presence of a moderate level of decay and a currently stable included bark union in the primary trunk division.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Low

This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. On that basis the proposed development will negatively impact tree viability to the point where its removal is required.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

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Eucalyptus camaldulensis Tree No: 16

River Red Gum

Inspected:	18 December 2024
Height:	5-10 metres
Spread:	5-10 metres
Health:	Poor
Structure:	Fair
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	<10 years
Tree Protection Zone:	3.84 metres
Structural Root Zone:	2.15 metres



Observations

This tree is considered to be in poor overall condition due to the substantial volume of deadwood, level of dieback and reduction in crown density. Additionally there is evidence of decay in the trunk which will impact on its long term stability.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Low

This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. On that basis the proposed development will negatively impact tree viability to the point where its removal is required.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

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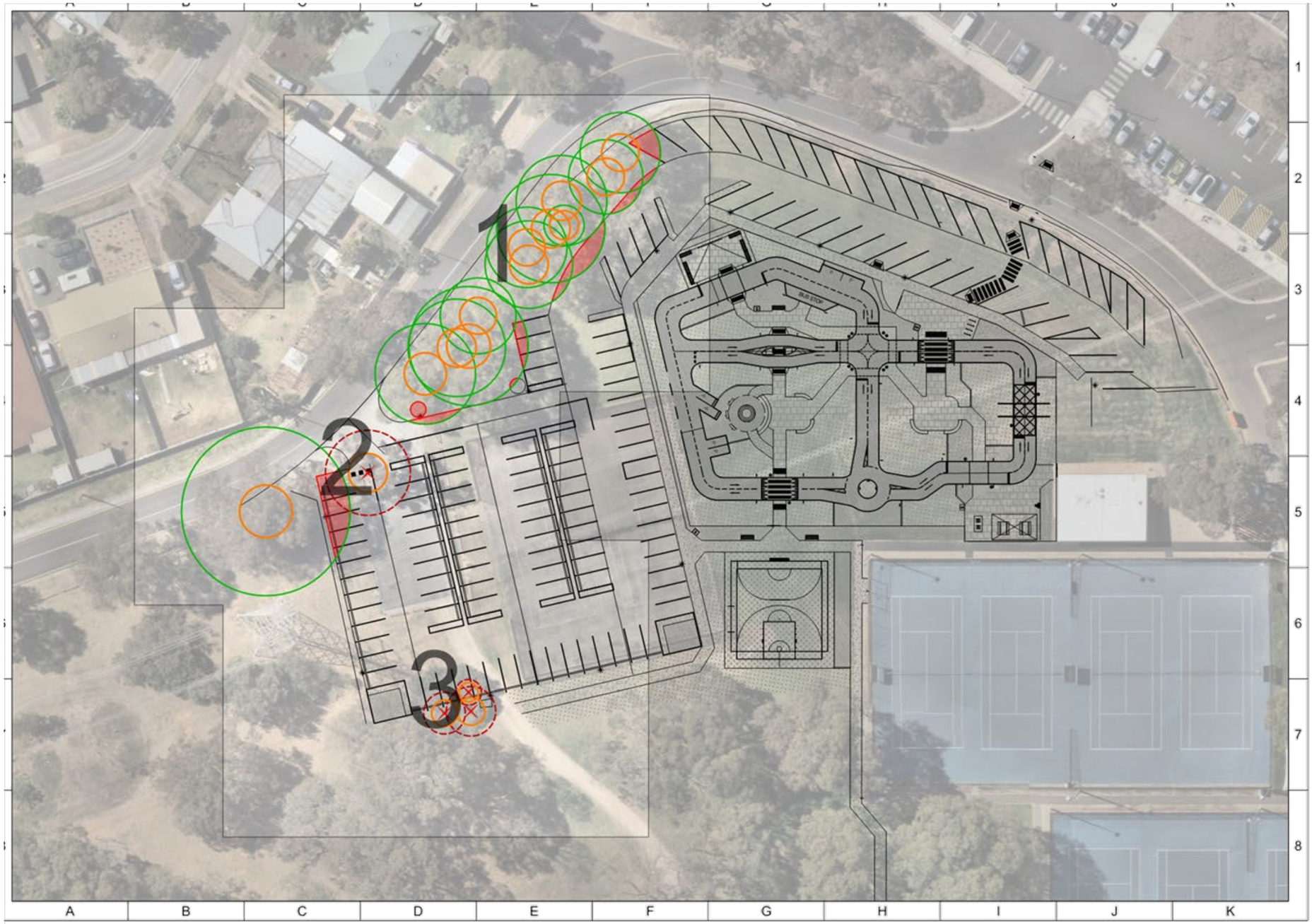
Appendix C - Mapping



Date: 16/01/2024
Ref: ATS7933-HapHomResDIR

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TPZ Encroachments - Sheet Atlas

Happy Home Reserve, Waterloo Corner Road, Salisbury

0 24 48 m

1:600 @ A3

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Date: 16/01/2024
Ref: ATS7933-HapHomResDIR

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TPZ Encroachments - Sheet 1

Happy Home Reserve, Waterloo Corner Road, Salisbury

0 8 16 m

1:200 @ A3

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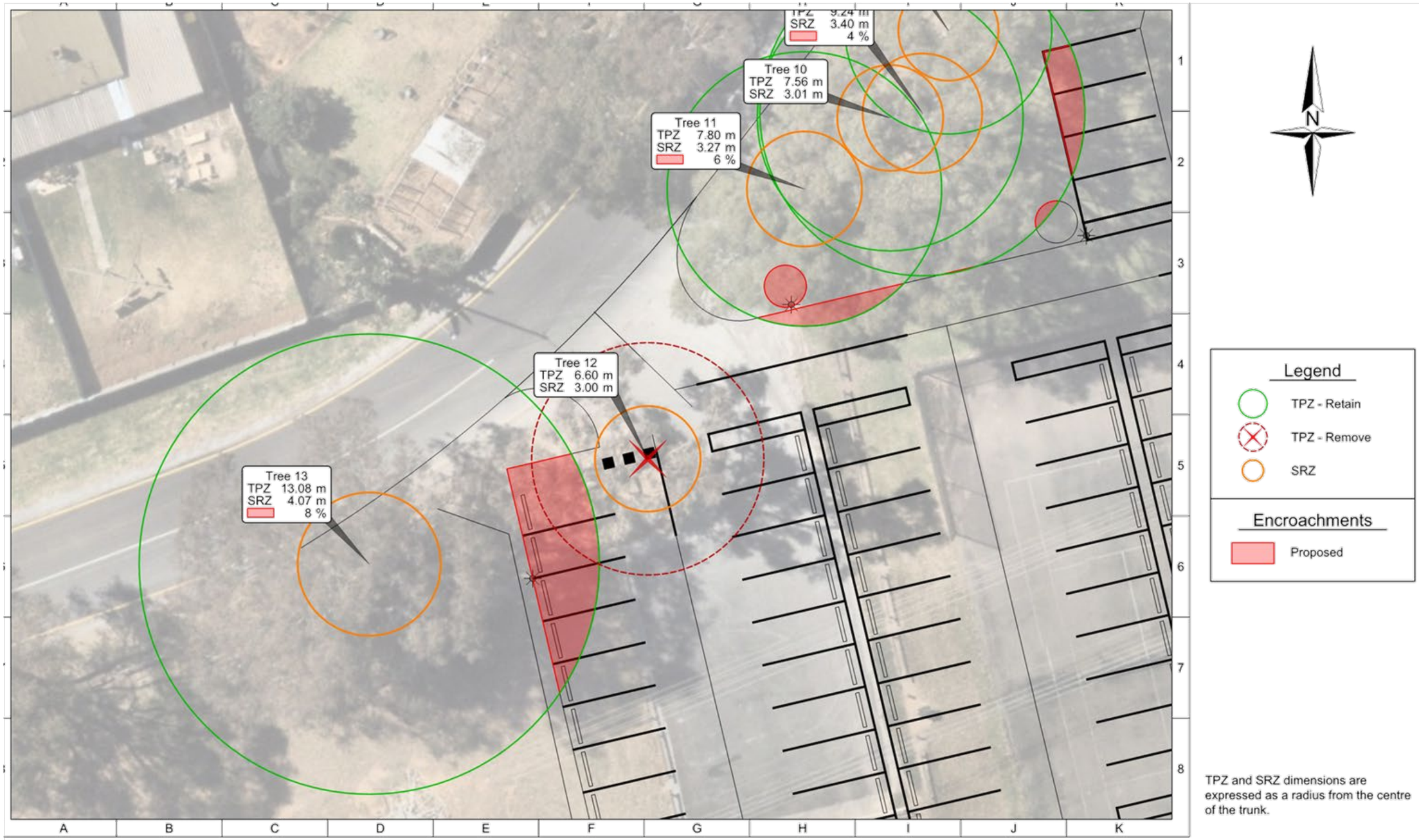
Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation



Date: 16/01/2024
Ref: ATS7933-HapHomResDIR

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TPZ Encroachments - Sheet 2

Happy Home Reserve, Waterloo Corner Road, Salisbury

0 8 16 m

1:200 @ A3

arborman® tree solutions
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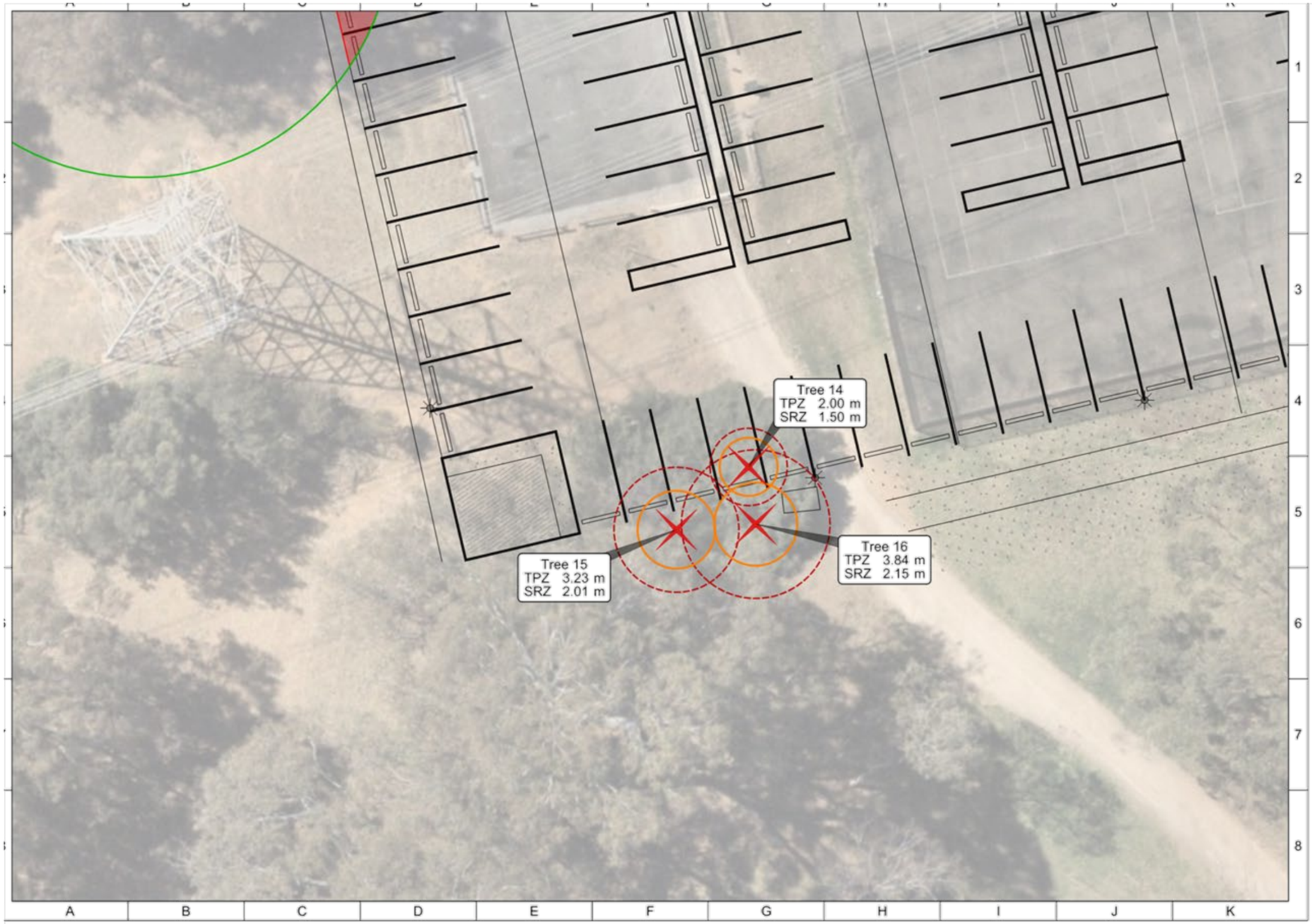

Date: 16/01/2024
Ref: ATS7933-HapHomResDIR

Arborman Tree Solutions
23 Aberdeen Street
Port Adelaide SA 5015
0418 812 967
www.arborman.com.au

TPZ Encroachments - Sheet 3

Happy Home Reserve, Waterloo Corner Road, Salisbury

0 8 16 m

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Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

Appendix D – Tree Assessment Summary

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Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
1	*Eucalyptus camaldulensis*	Regulated	Moderate	Low	6.24 metres	The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union, however it appears sound.	Protect Root Zone
2	*Eucalyptus camaldulensis*	Regulated	Moderate	Low	5.76 metres	This tree is in good overall condition and has adapted to its local environment. There is a minor level of epicormic growth and included bark however this is not impacting the trees overall condition. Additionally, the deadwood is within normal limits.	Protect Root Zone
3	*Eucalyptus camaldulensis*	Significant	Moderate	Low	7.04 metres	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary trunk division.	Protect Root Zone
4	*Eucalyptus camaldulensis*	Unregulated	Moderate	No Impact	3.12 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.	Protect Root Zone
5	*Eucalyptus camaldulensis*	Significant	High	Low	8.40 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.	Protect Root Zone
6	*Eucalyptus camaldulensis*	Regulated	Moderate	No Impact	6.24 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.	Protect Root Zone

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Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
7	*Eucalyptus camaldulensis*	Significant	Moderate	Low	6.79 metres	This tree is considered to be in fair overall condition due to the moderate level of decay and currently stable included bark union. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.	Protect Root Zone
8	*Eucalyptus camaldulensis*	Regulated	Moderate	Low	5.88 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.	Protect Root Zone
9	*Eucalyptus camaldulensis*	Significant	Moderate	Low	9.24 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health. There is a substantial surface root extending approximately 4 metres out from the main trunk.	Protect Root Zone
10	*Eucalyptus camaldulensis*	Significant	Moderate	No Impact	7.56 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark, however this is not significant or impacting the structural rating for this tree.	Protect Root Zone
11	*Eucalyptus camaldulensis*	Significant	Moderate	Low	7.80 metres	The health and structure of this tree indicate it is in good overall condition. There is natural deadwood and whilst there is modest decay, established epicormic growth and branch failure, this is typical and within normal limits.	Protect Root Zone

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Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
12	*Eucalyptus sp.*	Regulated	Moderate	Conflicted	6.60 metres	This tree is in fair overall condition with epicormic growth, moderate decay in the trunk and main branches, minor dieback, deadwood, and slight crown density reduction. However, it remains in good health.	Removal Required
13	*Eucalyptus camaldulensis*	Significant	High	Low	13.08 metres	The health and structure of this tree indicate it is in good overall condition. There is natural deadwood and whilst there is modest decay, established epicormic growth and branch failure, this is typical and within normal limits.	Protect Root Zone
14	*Melaleuca nesophila*	Unregulated	Low	Conflicted	2.00 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Removal Required
15	*Acacia sp.*	Regulated	Low	Conflicted	3.23 metres	This tree is considered to be in fair overall condition due to the presence of a moderate level of decay and a currently stable included bark union in the primary trunk division.	Removal Required
16	*Eucalyptus camaldulensis*	Regulated	Low	Conflicted	3.84 metres	This tree is considered to be in poor overall condition due to the substantial volume of deadwood, level of dieback and reduction in crown density. Additionally there is evidence of decay in the trunk which will impact on its long term stability.	Removal Required

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

Appendix E - Tree Protection Zone Guidelines

Tree Protection Zone General Specifications and Guidelines

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

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

Work Activities Excluded from the Tree Protection Zone:

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

Arborman Tree Solutions
P: 08 8240 5555
E: arborman@arborman.com.au

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Documentation

Protective Fencing

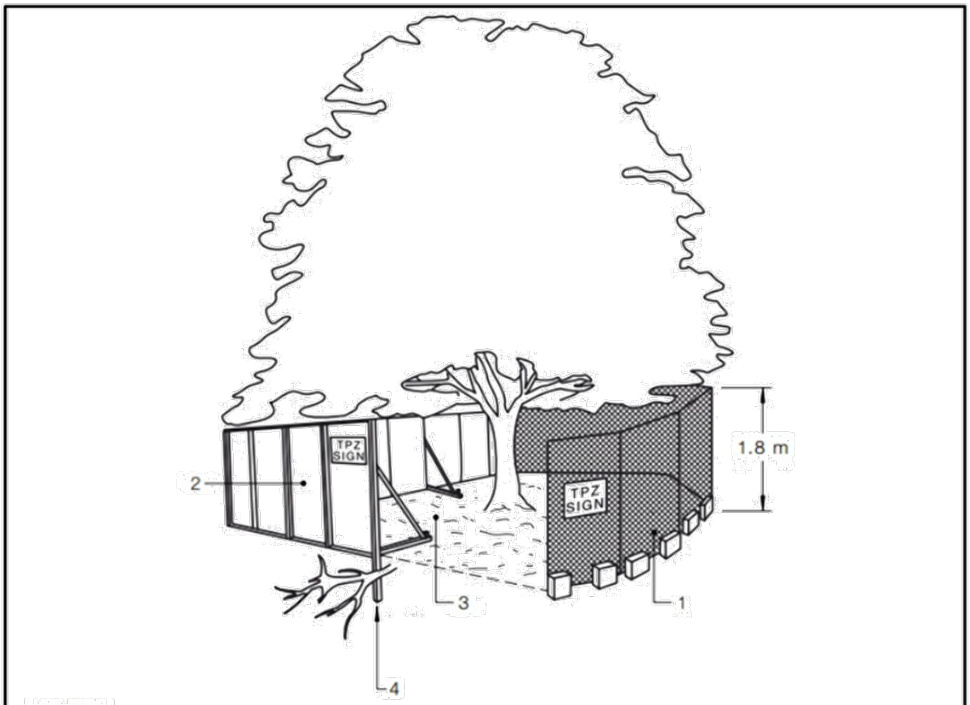
Protective fencing must be installed around the identified Tree Protection Zone (See Figure1). The fencing should by chain wire panels and compliant with AS4687 - 2007 *Temporary fencing and hoardings*. Shade cloth or similar material should be attached around the fence to reduce dust, other particulates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

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

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

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

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



LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 1 Showing example of protection fencing measures suitable.

Signage

The TPZ must be clearly identified with signs placed around the edge of the TPZ and be visible within the development site. Example of a Tree Protection Zone Sign at the end of this document..

Other Protection Measures

There are other protection methods that should be implemented within the development site and these include:

General

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

Installation of Scaffolding within Tree Protection Area.

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

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

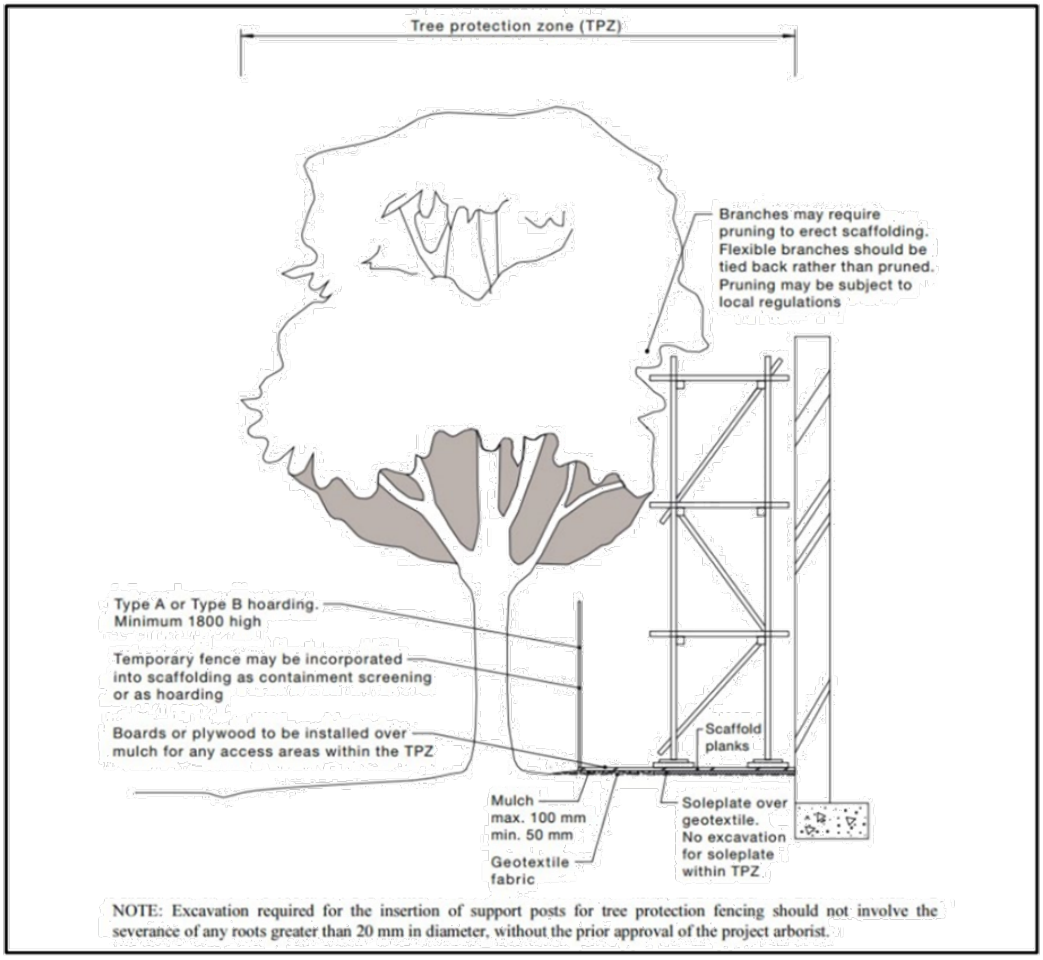
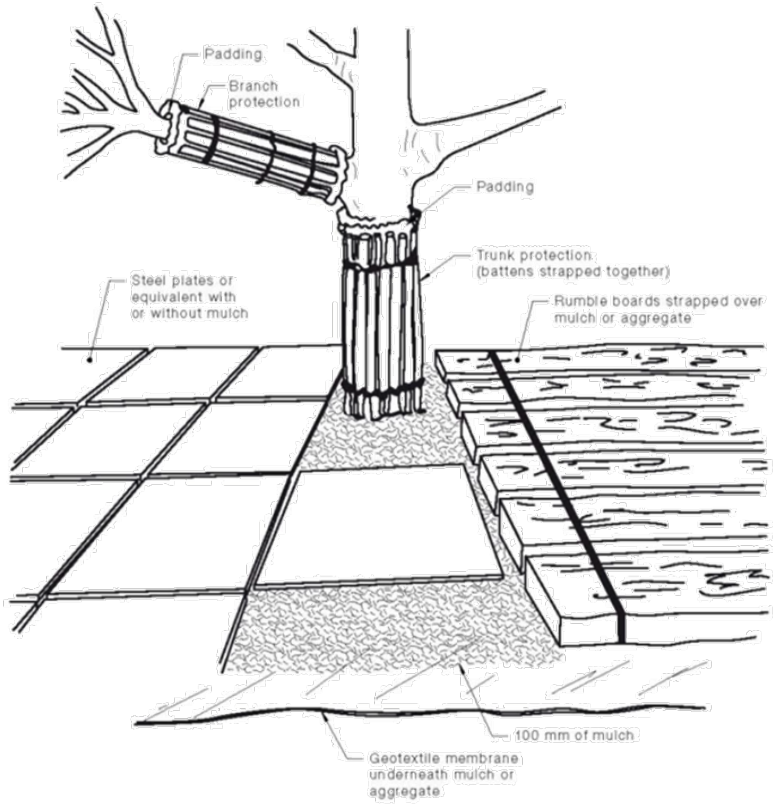


Figure 2 – Showing scaffold constructed within TPZ.

Ground Protection and TPZ Access

Temporary access within the TPZ can be achieved by the installation of suitable ground protection. The purpose of ground protection is to prevent damage to tree roots and avoid compaction of the soil.

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



NOTES:

1. For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
2. Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Figure 3 – Ground protection methods.

Document Source:

The previous three diagrams in this document are sourced from AS4970-2009 Protection of trees on development sites. *Further information and guidelines are available in within that document.*

Paving Construction within a Tree Protection Zone

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

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

Ecocell®

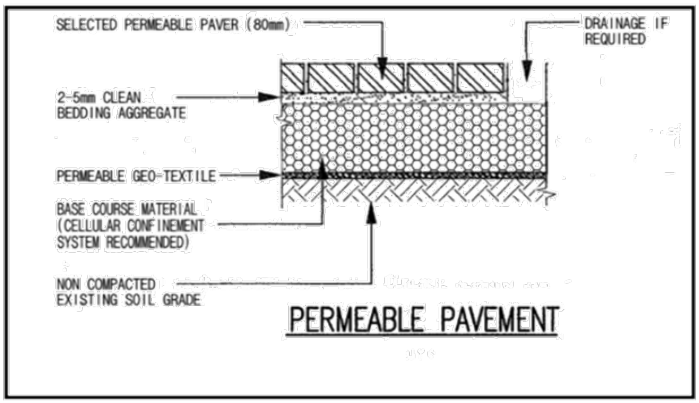
Ecocell® systems are a cellular confinement system that can be filled with large particle sized gravels as a sub-base for paving systems to reduce compaction to the existing grade.

Site preparation

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

Installation of Ecocell® and EcoTrihex Paving®

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



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

Certificates of Control

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

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


Tree
Protection
Zone
NO ACCESS
Contact: Arborman Tree Solutions
0418 812 967
e: arborman@arborman.com.au
arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

CIRQA™

Ref: 21502|CGB

3 April 2025

Mr Jarred Collins
City of Salisbury
34 Church Street
SALISBURY SA 5108

Dear Jarred,

PROPOSED CAR PARKING AND RECREATION FACILITIES HAPPY HOME RESERVE, SALISBURY NORTH

I refer to the City of Salisbury's proposal to expand car parking areas and construct a traffic education park (i.e. a mock roadway for child cyclists) adjacent the Salisbury Aquatic Centre in Happy Home Reserve. As requested, I have undertaken a review of traffic and parking aspects of the proposal. This letter summarises the assessment undertaken.

BACKGROUND

Happy Home Reserve ("the Reserve") is located at Waterloo Corner Road, Salisbury North. The Reserve is bounded by residential development and Salisbury High School to the north, a railway corridor to the east, residential development to the south and Waterloo Corner Road to the west.

Happy Home Drive is an internal circulation roadway within the Reserve, under the care and control of the City of Salisbury (albeit it does not occupy a formal 'road reserve'). The roadway comprises a two-way carriageway varying in width between 6.0 m and 8.0 m (approximate). A speed limit of 20 km/h applies on Happy Home Drive.

Waterloo Corner Road is an arterial road under the care and control of the Department for Infrastructure and Transport (DIT). Adjacent the site, Waterloo Corner Road comprises two traffic lanes and a bicycle lane in each direction, with eastbound and westbound lanes separated by a central median. A median opening and separated right-turn lane are provided at the priority-controlled T-intersection with Happy Home Drive (at which priority is assigned to Waterloo Corner Road). All movements are permitted at the intersection. Traffic data obtained from DIT indicates that this section of Waterloo Corner Road has an

CIRQA Pty Ltd | ABN: 17 606 952 309 | PO Box 144, Glenside SA 5065 | P: (08) 7078 1801 | E: info@cirqa.com.au

Annual Average Daily Traffic volume in the order of 20,400 vehicles per day. Adjacent the site, a 60 km/h speed limit applies on Waterloo Corner Road.

Based on information provided by the City of Salisbury, a total 152 off-street parking spaces are provided within Happy Home Reserve, including four (4) spaces reserved exclusively for persons disabilities. The parking areas within Happy Home Reserve service the Salisbury Aquatic Centre, as well as recreational facilities within the Reserve (such as tennis courts, a dog park and barbeque facilities).

THE PROPOSAL

The City of Salisbury proposes construction of new recreational facilities within the Reserve, including a traffic education park (mock roadway) and a basketball half-court. The development also includes construction of a 131-space parking area (accessed via two separate access points in Happy Home Drive). The new parking area will replace an existing 48-space reserve parking area (resulting in a net increase in parking provision of 83 spaces within Happy Homes Reserve).

PARKING ASSESSMENT

Neither the Planning and Design Code nor reference documents commonly referenced by traffic engineers in the assessment of parking demand include parking rates applicable to the land uses included within the proposal. As such, a 'first principles' assessment has been undertaken to determine the extent of parking that may be required.

This 'first principles' assessment includes a number of assumptions, namely:

- that the number of children likely to attend the traffic education park at any time is unlikely to exceed 20 (based on a high-level review of aerial photography at similar sites in Metropolitan Adelaide);
- an average car occupancy associated with the traffic education park of 1.5 children per vehicle (acknowledging that, given the nature of the facility, some children are likely to access the site by bicycle from the surrounding residential area and will not generate demand for parking);
- that the number of people likely to use the basketball half-court at any time is unlikely to exceed 6 (i.e. for casual 3x3 games); and
- an average car occupancy associated with the basketball half-court of 1.5 people per vehicle.

Based on the above assumptions, it is forecast that the proposed facilities could generate parking demand in the order of 18 spaces during the site's peak operating periods (typically on weekends). Given that the development will result in provision of

83 additional parking spaces within Happy Homes Reserve, the development's parking demand will be readily satisfied within the proposed parking facilities.

TRAFFIC ASSESSMENT

The RTA's *"Guide to Traffic Generating Developments"* and its subsequent updates (the RTA Guide) does not identify traffic generation rates relevant to the proposal's recreational uses. Given that no traffic generation rates are readily available, the following traffic assessment has been based on the above first principles parking assessment. The following additional assumptions have been made for the purposes of the traffic assessment:

- that all vehicles associated with use of the traffic education park will generate two movements during the peak hour (assuming stays of less than one hour);
- that all vehicles associated with use of the basketball half-court will generate a single movement during the peak hour (assuming stays of more than one hour);
- that the site's peak hour will occur on weekends, simultaneously with the weekend peak hour on Waterloo Corner Road;
- that, during typical operation, 50% of the site's traffic generation will enter the site and 50% will exit the site in the peak period; and
- that overall movements will be distributed evenly at the intersection of Happy Home Drive and Waterloo Corner Road (i.e. 25% of trips for each turn).

It should be noted that the traffic assessment for the Salisbury Aquatic Centre distributed all traffic to/from Happy Home Drive. This represents a conservative assessment, given that a proportion of drivers accessing the Aquatic Centre may choose to access the site via Rolleston Avenue and/or Farley Grove (and park on-street and walk to the site). Therefore, whilst the forecast parking surplus associated with the proposal (of 65 spaces) may be taken up by patrons of the Salisbury Aquatic Centre, the previous traffic assessment already accounted for the presence of these Aquatic Centre users within the Reserve (and their movements on Happy Home Drive). The development's additional traffic generation is therefore associated with the proposed new recreational uses only.

Based on the above assumptions, the proposal is forecast to generate 32 additional peak hour traffic movements (i.e. 16 inbound and 16 outbound movements). Such a level of additional traffic generation is low and would result in only 8 additional peak hour turning movements in a given direction.

Furthermore, it is understood that the City of Salisbury is planning an upgrade of the intersection of Waterloo Corner Road and Happy Home Drive. The proposed upgrade will include extension of the separated right-turn lane on Waterloo Corner Road, as well as

separated left and right-turn egress lanes on Happy Home Drive, all of which will improve capacity of the intersection.

Based on the above discussion, it is considered that vehicle movements generated by the proposal will be readily accommodated on the adjacent road network with minimal impact upon its operation.

SUMMARY

The proposal comprises the construction of new recreational facilities within Happy Home Reserve (a traffic education park and basketball half-court) with associated parking areas.

The proposal will result in provision of 83 additional parking spaces within the Reserve. Such a provision will satisfy the parking demand forecast to be generated by the development.

The proposal is forecast to generate in the order of 32 additional peak hour trips. Such movements will be readily accommodated at the proposed site access and on the adjacent road network, noting that the City of Salisbury plans to upgrade the intersection of Waterloo Corner Road and Happy Home Drive in the near future.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,

CHRIS BENTICK
Senior Transport Planner | CIRQA Pty Ltd

Attachment 2

Copy of Sign Displayed on the Land and Representations

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

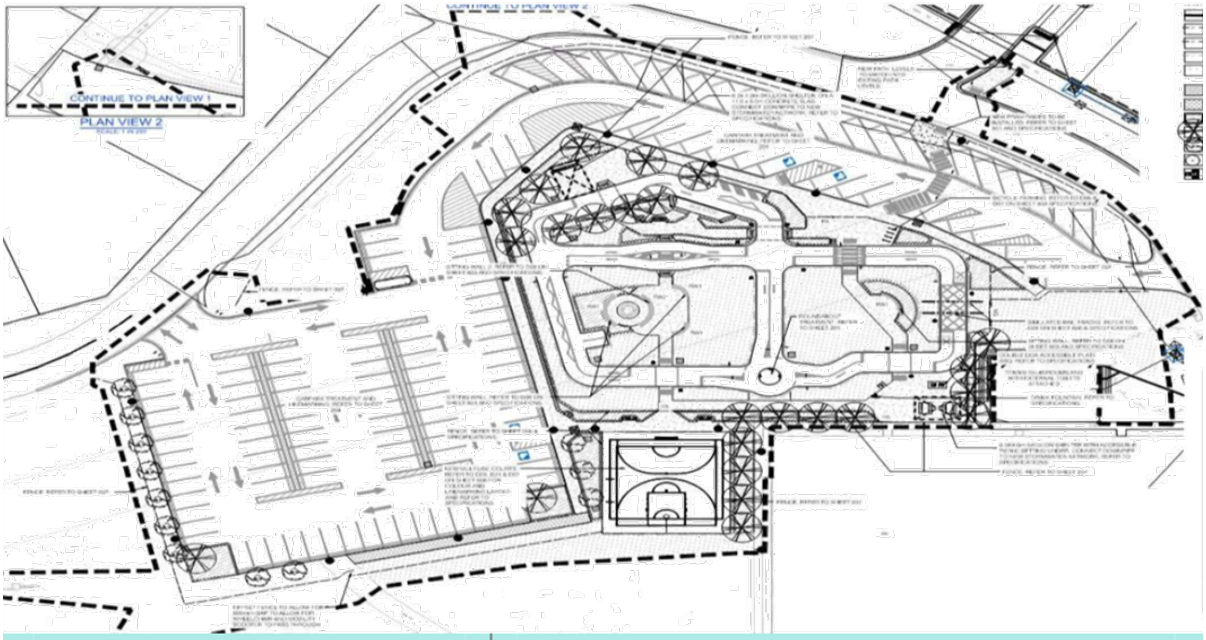
Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Planning, Development & Infrastructure Act 2016 - Notice under section 107(3)(a)(ii)

Proposed Development

LOT 396 WATERLOO CORNER RD
SALISBURY NORTH SA 5108

PlanSA



APPLICATION NUMBER

25007150

NATURE OF DEVELOPMENT

Expansion of existing car parking area including the removal of three (3) Regulated Trees together with the installation of playground, exercise and recreation equipment (in the form of a road safety bicycle facility, multi-use courts and picnic shelter) with associated fencing and landscaping

VIEW THE PLANS AND HAVE YOUR SAY ON THE APPLICATION

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

MAKE A REPRESENTATION

Up until 11:59pm on the 08-05-2025

FOR MORE INFORMATION

CONTACT	PHONE	EMAIL
City of Salisbury	08 8406 8222	representations@salisbury.sa.gov.au

It is an offence to damage, destroy, obscure or remove this notice. Penalties apply.

Details of Representations

Application Summary

Application ID	25007150
Proposal	Expansion of existing car parking area including the removal of three (3) Regulated Trees together with the installation of playground, exercise and recreation equipment (in the form of a road safety bicycle facility, multi-use courts and picnic shelter) with associated fencing and landscaping
Location	LOT 396 WATERLOO CORNER RD SALISBURY NORTH SA 5108

Representations

Representor 1 - Christine Warner

Name	Christine Warner
Address	101 Hunter Cres SALISBURY NORTH SA, 5108 Australia
Submission Date	18/04/2025 09:18 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons It will be great to see the otherwise largely unused land used for something the whole community can enjoy. Extra car parking that can be used by patrons of the aquatic centre is always welcomed.	

Attached Documents

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Representations

Representor 2 - Michael Cornish

Name	Michael Cornish
Address	47 Orontes Ave BRIDGEWATER SA, 5155 Australia
Submission Date	20/04/2025 09:35 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons The biggest tree to the south (the closest to the edge in the SW of the development) could and should be retained by shifting the drainage line slightly - we need to preserve as many trees as possible give the urban heat island effect, and accelerating decline of biodiversity (refer: 2021 State of Environment Report, Commonwealth Government of Australia; also State of Environment Report South Australia 2023).	

Attached Documents

Item 8.1.1 - Attachment 2 - Copy of Sign Displayed on the Land and Representations

Representations

Representor 3 - N Elisa

Name	N Elisa
Address	N/a MOUNT BARKER SA, 5251 Australia
Submission Date	06/05/2025 12:04 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 Removing trees to expand a carpark is wholly unnecessary and inappropriate. The car should go around nature not through it. Please reconsider the design to work around the trees.	

Attached Documents

Item 8.1.1 - Attachment 3 - Applicant's Response to Representations

Attachment 3

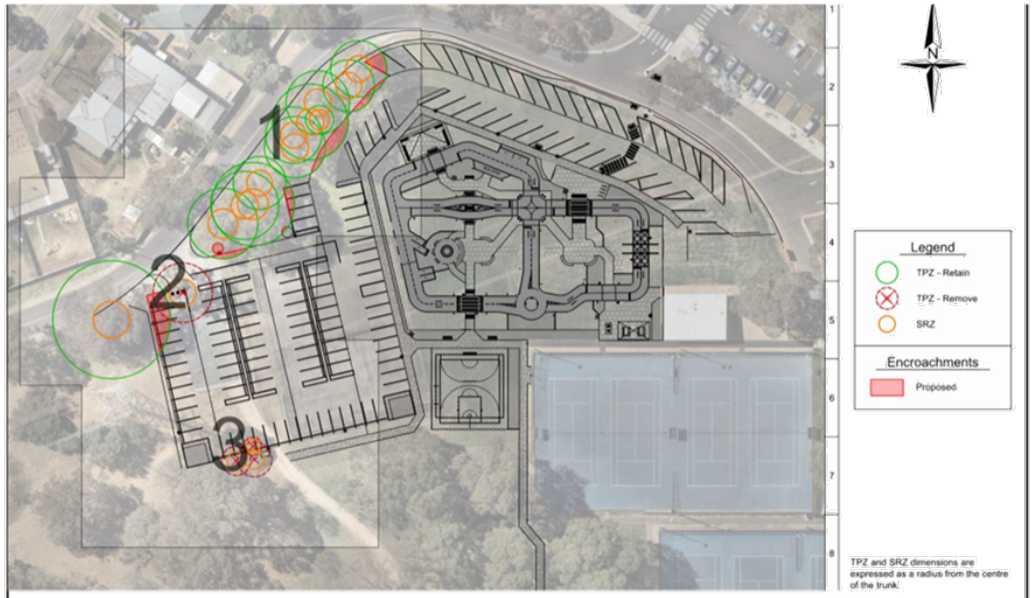
Applicant's Response to Representations

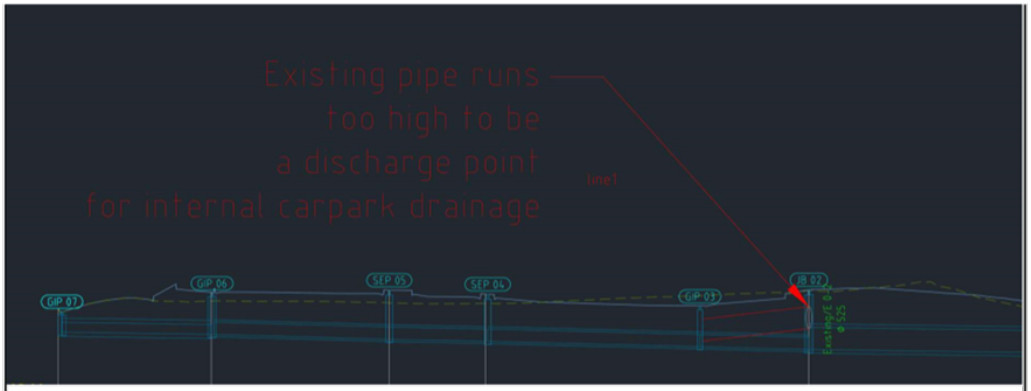
From: Jessica Tejeda <JTejeda@salisbury.sa.gov.au>
Sent: Tuesday, May 13, 2025 4:58 PM
To: Development <Development@salisbury.sa.gov.au>
Subject: Responses to Community Representatives in relation to DA 25007150 - Happy Homes Carpark and RSP

Hi,

Please see responses to Representation in the table below:

Name	Stakeholder Position	Submission	Council's comments
N Elisa	I do not support the development	Removing trees to expand a carpark is wholly unnecessary and inappropriate. The car should go around nature not through it. Please reconsider the design to work around the trees.	The selection of the final design was made after the analysis of multiple options assessed in terms of: • Minimal tree removal and disturbance • Maximise the number of carpark spaces • Compliance with Australian Standards, DIT Standards and Austroads Guidelines. The carpark layout goes around nature (as noted in figure below). Only four trees are marked for removal, and these have been professionally assessed by an independent arborist. Each was given a low to moderate retention rating, meaning their overall health and structural integrity are not ideal. While we understand the importance of preserving trees, the decision to remove these specific ones was made after thoughtful analysis. The broader benefits of the project were found to outweigh the retention of a small number of trees. Furthermore, each tree will be replaced as per offset regulations.

			
M Cornish	I support the development with some concerns	The biggest tree to the south (the closest to the edge in the SW of the development) could and should be retained by shifting the drainage line slightly - we need to preserve as many trees as possible give the urban heat island effect, and accelerating decline of biodiversity (refer: 2021 State of Environment Report, Commonwealth Government of Australia; also State of Environment Report South Australia 2023).	Existing drainage line is running through those trees (see purple line in figure below). Hence, this could not be avoided as the proposed drainage alignment is restricted by the downstream outlet point and existing pipe alignment (as illustrated in second figure). Each tree will be replaced as per offset regulations. 

			
C Warner	I support the development	It will be great to see the otherwise largely unused land used for something the whole community can enjoy. Extra car parking that can be used by patrons of the aquatic centre is always welcomed.	Noted

Jessica Tejeda
Senior Design Engineer
Infrastructure Design & Delivery
D: 08 8406 8249
E: JTejeda@salisbury.sa.gov.au

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

Attachment 4

Extract of Planning and Design Code

Address: LOT 396 WATERLOO CORNER RD SALISBURY NORTH SA 5108

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



Property Zoning Details

Zone

General Neighbourhood
Open Space

Overlay

Airport Building Heights (Regulated) *(All structures over 15 metres)*
Affordable Housing
Building Near Airfields
Defence Aviation Area *(All structures over 45 metres)*
Hazards (Flooding)
Hazards (Flooding - General)
Prescribed Watercourses
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Transport Routes
Urban Tree Canopy
Water Resources

Local Variation (TNV)

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

Selected Development(s)

Tree-damaging activity

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.
If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)

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(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.	3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building (e) retirement facility (f) student accommodation (g) supported accommodation.	Except development that: 1. does not satisfy General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy any of the following: (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence	None specified.

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(e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
6. Alteration of or addition to any development involving the following (or of any combination of any of the following): (a) child care facility (b) community facility (c) educational facility.	Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.
7. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
8. 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).
9. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

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Open Space Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) carport (d) deck (e) fence (f) internal building works (g) land division (h) open space (i) pergola (j) playground	None specified.

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(k) private bushfire shelter (l) protective tree netting structure (m) recreation area (n) replacement building (o) retaining wall (p) shade sail (q) solar photovoltaic panels (roof mounted) (r) swimming pool or spa pool and associated swimming pool safety features (s) temporary accommodation in an area affected by bushfire (t) tree damaging activity (u) verandah (v) water tank.	
3. Any development involving any of the following (or of any combination of any of the following): (a) outdoor sports courts (b) sporting ovals and fields	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
5. Office.	Except office that does not satisfy Open Space Zone DTS/DPF 1.4.
6. Outbuilding.	Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop.	Except shop that does not satisfy Open Space Zone DTS/DPF 1.3.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Part 3 - Overlays

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	DTS/DPF 1.3 None are applicable.

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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Property Zoning Details

Zone

General Neighbourhood
Open Space

Overlay

Airport Building Heights (Regulated) *(All structures over 15 metres)*
Affordable Housing
Building Near Airfields
Defence Aviation Area *(All structures over 45 metres)*
Hazards (Flooding)
Hazards (Flooding - General)
Prescribed Watercourses
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Transport Routes
Urban Tree Canopy
Water Resources

Local Variation (TNV)

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

Development Pathways

- General Neighbourhood

1. Accepted Development
   Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

   - Air handling unit, air conditioning system or exhaust fan
   - Building alterations
   - Building work on railway land
   - Carport
   - Partial demolition of a building or structure
   - Shade sail
   - Solar photovoltaic panels (roof mounted)
   - Verandah
   - Water tank (above ground)

- Water tank (underground)

2. Code Assessed - Deemed to Satisfy
Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Carport
- Deck
- Temporary accommodation in an area affected by bushfire
- Verandah

3. Code Assessed - Performance Assessed
Performance Assessed development types listed below are those for which the Code identifies relevant policies.
Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Ancillary accommodation
- Carport
- Deck
- Demolition
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:
(a) the South Australian Housing Trust either individually or jointly with other persons or bodies
or
(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
- Fence
- Group dwelling
- Land division
- Outbuilding
- Residential flat building
- Retaining wall
- Row dwelling
- Semi-detached dwelling
- Tree-damaging activity
- Verandah

4. Impact Assessed - Restricted
Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

- Open Space

1. Accepted Development
Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Building alterations
- Building work on railway land
- Partial demolition of a building or structure
- Private bushfire shelter
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Verandah
- Water tank (above ground)
- Water tank (underground)

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2. Code Assessed - Deemed to Satisfy
Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

   - Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed
Performance Assessed development types listed below are those for which the Code identifies relevant policies.
Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

   - Advertisement
   - Demolition
   - Outbuilding
   - Retaining wall
   - Shop
   - Tree-damaging activity
   - Verandah

4. Impact Assessed - Restricted
Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Community facility (d) Consulting room (e) Dwelling (f) Educational facility (g) Office (h) Place of Worship (i) Recreation area (j) Residential flat building

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	(k) Retirement facility (l) Shop (m) Student accommodation (n) Supported accommodation
PO 1.2 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.2 None are applicable.
PO 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.4 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes (c) is located more than 500m from an Activity Centre and satisfies one of the following: (i) does not exceed 100m^2 gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road (ii) does not exceed 200m^2 gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road (d) the development site abuts an Activity Centre and all the following are satisfied: (i) it does not exceed 200m^2 gross leasable floor area (individually or combined, in a single building) (ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m^2.
PO 1.5	DTS/DPF 1.5

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Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following:
PO 2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (a) the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1 (b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene: (i) Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
PO 2.3 Land division results in sites that are accessible and suitable for their intended purpose.	DTS/DPF 2.3 Division of land satisfies (a), (b) or (c): (a) reflects the site boundaries illustrated and approved in an existing development authorisation under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments (c) satisfies all of the following:

Dwelling Type	Minimum site/allotment area per dwelling	Minimum site/allotment frontage
Detached dwelling (not in a terrace arrangement)	300m2 (exclusive of any battle-axe allotment 'handle')	9m where not on a battle-axe site 5m where on a battle-axe site
Semi-detached dwelling	300m2	9m
Row dwelling (or detached dwelling in a terrace arrangement)	250m2	7m (averaged)
Group dwelling	300m2 (average, including common areas)	15m (total)
Dwelling within a residential flat building	300m2 (average, including common areas)	15m (total)

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	(i) No more than 5 additional allotments are created (ii) Each proposed allotment has a minimum site area of 300m^2 and frontage of 9m (iii) Each proposed allotment has a slope less than 12.5% (1-in-8) (iv) There are no regulated trees on or within 20m of the subject land, with the distance measured from the base of the trunk of the tree (or the nearest trunk of the tree) to the subject land (v) The division does not involve creation of a public road (vi) Vehicle access from a public road can be provided to all proposed allotments which satisfies Design in Urban Areas DTS/DPF 23.3, 23.4 and 23.6, and would be located wholly on one side of the allotment, or located no more than 1m from the side boundary alignment (vii) No allotments are in a battle-axe configuration and (viii) Each proposed allotment is of a size and dimension capable of containing a rectangle 9m in width and 15m in depth.
Site Coverage	
PO 3.1 Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1 The development does not result in site coverage exceeding 60%.
Building Height	
PO 4.1 Buildings contribute to a low-rise suburban character.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) no greater than 2 building levels and 9m and wall height that is no greater than 7m (not including a gable end).
Primary Street Setback	
PO 5.1 Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.	DTS/DPF 5.1 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 on the abutting sites minus 1m.
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 minus 1m.
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 - 5m

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There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	5m

For the purposes of **DTS/DPF 5.1:**

(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

Secondary Street Setback	
PO 6.1 Buildings are set back from secondary street boundaries to achieve separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 6.1 Building walls are set back from the boundary of the allotment with a secondary street frontage: (a) at least 900mm or (b) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street.
Boundary Walls	
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3m in wall height (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 7.2 Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.
Side boundary setback	
PO 8.1 Building walls are set back from side boundaries to provide: (a) separation between buildings in a way that contributes to a suburban character and (b) access to natural light and ventilation for neighbours.	DTS/DPF 8.1 Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings

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	(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.
Rear boundary setback	
PO 9.1 Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide: (a) separation between buildings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: (a) if the size of the site is less than 301m2— (i) 3m in relation to the ground floor of the building (ii) 5m in relation to any other building level of the building (b) if the size of the site is 301m2 or more— (i) 4m in relation to the ground floor of the building (ii) 6m in relation to any other building level of the building.
Concept Plans	
PO 10.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 10.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints In relation to DTS/DPF 10.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 10.1 is met.
Ancillary Buildings and Structures	
PO 11.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 11.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) have a door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

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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.
PO 11.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 11.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 11.3 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 11.3 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

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	(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.
Advertisements	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

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.

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2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building (e) retirement facility (f) student accommodation (g) supported accommodation.	Except development that: 1. does not satisfy General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy any of the following: (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola	None specified.

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

(i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
6. Alteration of or addition to any development involving the following (or of any combination of any of the following): (a) child care facility (b) community facility (c) educational facility.	Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.
7. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
8. 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).
9. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Open Space Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

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PO 4.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 4.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints In relation to DTS/DPF 4.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) carport (d) deck (e) fence (f) internal building works (g) land division (h) open space (i) pergola (j) playground (k) private bushfire shelter (l) protective tree netting structure (m) recreation area (n) replacement building (o) retaining wall (p) shade sail	None specified.

(q) solar photovoltaic panels (roof mounted) (r) swimming pool or spa pool and associated swimming pool safety features (s) temporary accommodation in an area affected by bushfire (t) tree damaging activity (u) verandah (v) water tank.	
3. Any development involving any of the following (or of any combination of any of the following): (a) outdoor sports courts (b) sporting ovals and fields	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
5. Office.	Except office that does not satisfy Open Space Zone DTS/DPF 1.4.
6. Outbuilding.	Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2.
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop.	Except shop that does not satisfy Open Space Zone DTS/DPF 1.3.

Placement of Notices - Exemptions for Performance Assessed Development
None specified.

Placement of Notices - Exemptions for Restricted Development
None specified.

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature

Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	
PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.	DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.
PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the: (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone and up to 30% in any other zone, except where: (a) the development is located within the Character Area Overlay or Historic Area Overlay or

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	(b) other height incentives already apply to the development.
Movement and Car Parking	
PO 4.1 Sufficient car parking is provided to meet the needs of occupants of affordable housing.	DTS/DPF 4.1 Dwellings constituting affordable housing are provided with car parking in accordance with the following: (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (ii) is within 400 metres of a bus interchange(1) (iii) is within 400 metres of an O-Bahn interchange(1) (iv) is within 400 metres of a passenger rail station(1) (v) is within 400 metres of a passenger tram station(1) (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. [NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

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 the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division): (a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or (b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or (c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments	Minister responsible for administering the *South Australian Housing Trust Act 1995.*	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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)

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

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

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

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

Procedural Matters (PM) - Referrals

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

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

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

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

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.	DTS/DPF 1.1 None are applicable.
Land Use	
PO 2.1 Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	DTS/DPF 2.1 None are applicable.

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PO 2.2 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood prone areas to enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 2.2 Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay area.
Flood Resilience	
PO 3.1 Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	DTS/DPF 3.2 None are applicable.
PO 3.3 Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.	DTS/DPF 3.4 Other than a recreation area, development is located outside of the 5% AEP principal flow path.
PO 3.5 Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	DTS/DPF 3.5 Buildings comprise one of the following: (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.
PO 3.6 Fences do not unreasonably impede floodwaters.	DTS/DPF 3.6 A post and wire fence (other than a chain mesh fence).
Environmental Protection	
PO 4.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 4.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.
PO 4.2 Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood.	DTS/DPF 4.2 None are applicable.
Site Earthworks	
PO 5.1 The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.	DTS/DPF 5.1 None are applicable.
PO 5.2 Driveways, access tracks and parking areas are designed and	DTS/DPF 5.2 Filling for ancillary purposes:

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constructed to minimise excavation and filling.	(a) does not exceed 300mm above existing ground level (b) is no more than 5m wide.
Access	
PO 6.1 Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a 1% AEP flood event.	DTS/DPF 6.1 None are applicable.
PO 6.2 Access driveways and tracks to significant development (i.e. dwellings, places of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event.	DTS/DPF 6.2 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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.

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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 Watercourses Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 All development, but in particular development involving any of the following: (a) horticulture (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 prescribed watercourses.	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*.
PO 1.2 Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing in a prescribed watercourse is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.	DTS/DPF 1.2 None are applicable.

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Procedural Matters (PM) - Referrals

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

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

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:	DTS/DPF 1.1 Development satisfies either of the following:

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(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.	(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	DTS/DPF 1.1 None are applicable.

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and / or (c) provide an important habitat for native fauna.	
PO 1.2 Significant trees are retained where they: (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area.	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 (vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	DTS/DPF 1.3 None are applicable.
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: (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	DTS/DPF 2.1 None are applicable.

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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.	
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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Residential development is designed to capture and re-use stormwater to: (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2 (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater (iv) with a minimum total capacity in accordance with Table 1

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(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank

(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area

Table 1: Rainwater Tank

Site size (m^2)	Minimum retention volume (Litres)	Minimum detention volume (Litres)
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

Procedural Matters (PM) - Referrals

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	DTS/DPF 1.1

Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in 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 are proposed within 250m of a State Maintained Road:	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe	Development of a class to which

(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.		and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	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

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	(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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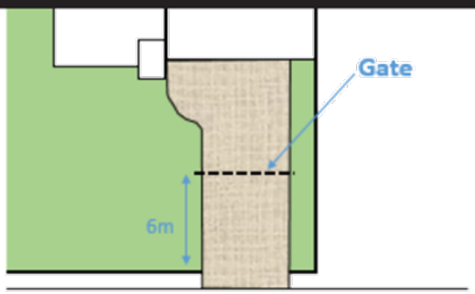


(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:

(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)

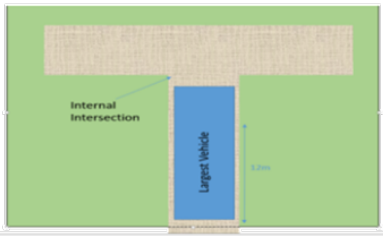
(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:

(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

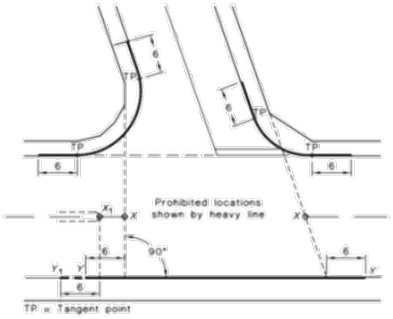
Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.

DTS/DPF 3.1

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 <250m² 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:

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Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
60 km/h	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.

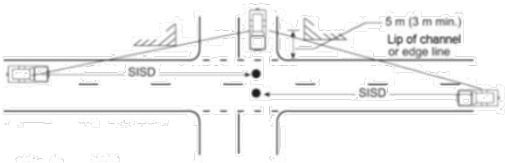
DTS/DPF 5.1

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

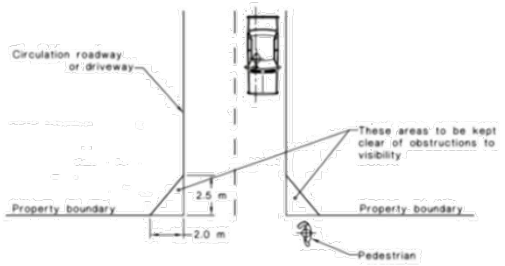
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

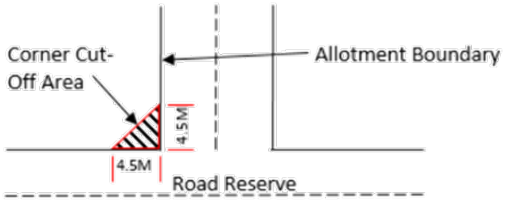
Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m
100 km/h	169m	262m
110km/h	195m	300m



and

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



Access – Mud and Debris	
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	Commissioner of Highways.	To provide expert technical assessment and direction to the	Development of a class to

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land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (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).		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 Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following:

Site size per dwelling (m^2)	Tree size* and number required per dwelling
<450	1 small tree
450-800	1 medium tree or 2 small trees
>800	1 large tree or 2 medium trees or 4 small trees

*refer Table 1 Tree Size

Table 1 Tree Size			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	$10m^2$ and min. dimension of 1.5m
Medium	6 m	4 m	$30m^2$ and min. dimension of 2m
Large	12 m	8m	$60m^2$ and min. dimension of 4m

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

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the Planning Development and Infrastructure (General) Regulations 2017.

Table 2 Tree Discounts

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

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

Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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Procedural Matters (PM) - Referrals

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

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

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.

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

	(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 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	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or

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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.	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 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).

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Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	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

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

Policy24	P&D Code (in effect) Version 2025.5 13/3/2025
	(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:	DTS/DPF 2.5 None are applicable.

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(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.	
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	DTS/DPF 3.2

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Policy24	P&D Code (in effect) Version 2025.5 13/3/2025
Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
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.

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Policy24	P&D Code (in effect) Version 2025.5 13/3/2025
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.
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.

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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	DTS/DPF 1.1 None are applicable.

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and slope).	
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	DTS/DPF 3.1 None are applicable.

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(c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (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.

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PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.

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PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
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.

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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 (excluding ancillary accommodation): (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** **Minimum**

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

	of residential flat building or group dwelling(s), average site area) (m^2) / 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.
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.
PO 13.5 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 13.5 Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is 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) if situated on a boundary (not being a boundary with a primary street or secondary street), does 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 (e) 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 (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (j) 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%

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	(ii) the amount of existing soft landscaping prior to the development occurring. (k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling (l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary (m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
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 maximum 25% transparency/openings fixed to a minimum height of:

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	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 (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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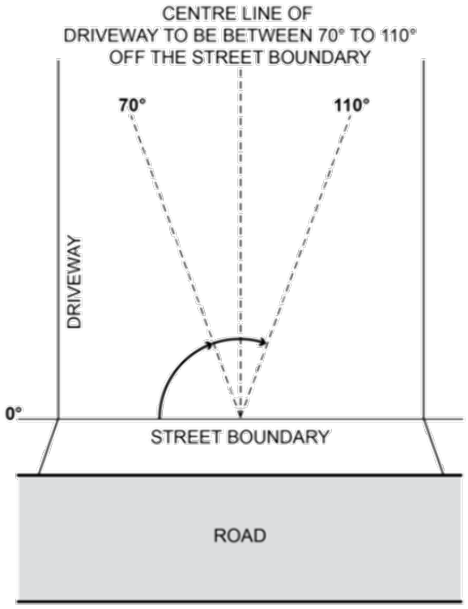
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites 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

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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.
Communal Open Space	
PO 23.1	DTS/DPF 23.1

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Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5	DTS/DPF 24.5

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Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 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 unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	

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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 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	DTS/DPF 30.4 None are applicable.

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storage facilities conveniently located and screened from public view.	
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 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)

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	(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. Minimum directly accessible from a living room: $16m^2$ / with a minimum dimension 3m.

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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.

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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.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on	DTS/DPF 4.2 None are applicable.

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mechanical systems, such as heating and cooling.	
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries

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	(b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1	DTS/DPF 10.1

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Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.

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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

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>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 along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.

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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 (excluding ancillary accommodation): (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)

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(d) in the case of a garage or carport, the garage or carport:
- (i) is set back at least 5.5m from the boundary of the primary street
- (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
  - A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
  - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
- (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
- (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

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

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

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

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

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

(k) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:
- (i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

- (ii) the amount of existing soft landscaping prior to the development occurring.

PO 19.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 19.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

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

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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.
PO 19.5 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 19.5 Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is 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

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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) if situated on a boundary (not being a boundary with a primary street or secondary street), does 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

(e) 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

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

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

(h) has a roof height where no part of the roof is more than 5m above the natural ground level

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

(j) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:

(i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

(k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling

(l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary

(m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.

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

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	(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%
>200-450	20%

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	>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 (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.

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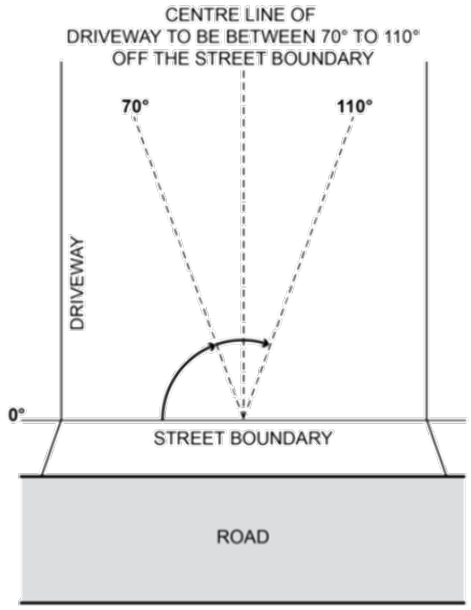
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (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

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	(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
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** Studio / $35m^2$

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	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 obstruction where the parking is indented.	

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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.
PO 35.4	DTS/DPF 35.4

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Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity	DTS/DPF 39.2 None are applicable.

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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,	DTS/DPF 41.1 Student accommodation provides:

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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.	(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
All non-residential development	
Water Sensitive Design	
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	DTS/DPF 43.1 None are applicable.

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(ii) a holding tank and its subsequent removal off-site on a regular basis.	
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.
Decks	
Design and Siting	
PO 45.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 45.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (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.

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

	(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 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

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Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
Water Protection	
PO 2.1 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

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	(c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

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 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	DTS/DPF 5.2

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Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 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.

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PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DPF 8.4 None are applicable.
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table:

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	DTS/DPF 10.3 None are applicable.

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(c) adequately define public and private space.	
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: 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	

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PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is:	DTS/DPF 16.2 None are applicable.

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(a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping

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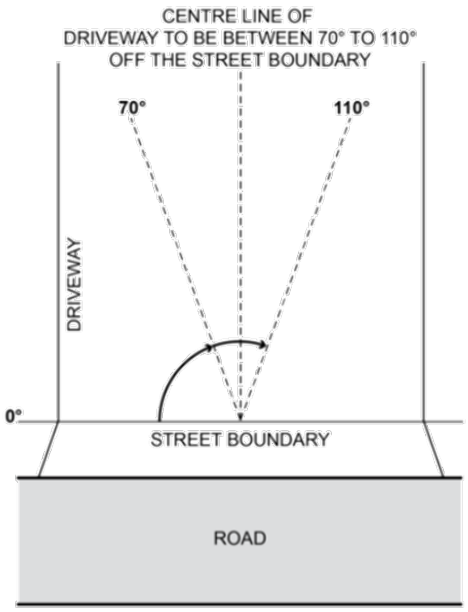
	(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at 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 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

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	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 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

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	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	DTS/DPF 2.2

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

Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	

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PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.

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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
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	DTS/DPF 9.4 None are applicable.

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within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	
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 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.

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Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5	DTS/DPF 1.5

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Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	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	DTS/DPF 1.2 None are applicable.

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lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	
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 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	DTS/DPF 3.4 None are applicable.

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wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	
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 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** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1	DTS/DPF 5.1

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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.	None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from 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	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

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not prejudice the continued operation of these activities.	other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971*.

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

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	DTS/DPF 2.8 None are applicable.

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including native vegetation and regulated and significant trees.	
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: (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	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will

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areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	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 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	DTS/DPF 8.4

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Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
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

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.

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
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.

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PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

Out of Activity Centre Development

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 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): (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)

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

	(ii) and no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5	DTS/DPF 2.5

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Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1	DTS/DPF 1.1

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

Policy24	P&D Code (in effect) Version 2025.5 13/3/2025
Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5	DTS/DPF 3.5

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Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:

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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.	(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 and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	

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PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.

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PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	

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Policy24	P&D Code (in effect) Version 2025.5 13/3/2025
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

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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

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			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.

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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 Urban Corridor (Main Street) Zone Urban Neighbourhood Zone — Metropolitan Adelaide

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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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.

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PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	

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PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

Part 12 - Concept Plans

Playford

Concept Plan 81 Edinburgh Defence Airfield Lighting Constraints



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

EXTRANEOUS LIGHTING (CASA) LEGEND

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

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

Controlled Light Installation Area (6km buffer from runways)

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

Concept Plan 81
EDINBURGH DEFENCE AIRFIELD LIGHTING CONSTRAINTS

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No criteria applies to this land use. Please check the definition of the land use for further detail.

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

INFORMATION ONLY
ITEM 8.2.1

COUNCIL ASSESSMENT PANEL

DATE 27 May 2025

HEADING Assessment Manager Quarterly Report - January to March 2025

AUTHOR Chris Zafiropoulos, Assessment Manager, City Development

SUMMARY This report provides the Assessment Manager Quarterly Report for the period between January to March 2025.

RECOMMENDATION

1. That the information be received and noted.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

1.1 The general operating procedures require the Assessment Manager to prepare a quarterly report of:

- the development applications with representations determined under delegated authority for the previous period.
- any development application delegated by the Panel where a deemed consent notice has been received.

1.2 This report provides a quarterly report for the period January to March 2025.

2. REPORT

2.1 The Panel is assigned as a relevant authority in its own right under the *Planning, Development and Infrastructure Act 2016*. In the exercise of its duties, the Panel delegated to the Assessment Manager specific duties and powers on its behalf. Delegations enhance decision making processes and allow nominated matters to be resolved efficiently and effectively without the need for the Panel's consideration.

2.2 The delegations provide for:

- Administrative matters to assist in the timely processing of applications such as verifying development applications, undertaking statutory referrals and public notification.
- Determining prescribed development applications.

Overview of planning application activity

2.3 The planning applications for the period are summarised in the table below.

	Number
Planning Applications Submitted	468
Planning Applications Determined	333
Notified Applications	11
Determined planning consents by relevant authority (excluding private certification) ➢ CAP ➢ Assessment Manager (AM) ➢ AM as delegate for Panel	 4 321 5

2.4 The number of development applications that were notified during this period was eleven (11). Five (5) development applications were determined by the Assessment Manager under delegated authority, and four (4) development applications were determined by the Panel.

Development Applications Assessed under Delegated Authority by the Assessment Manager

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

2.6

Addition to an existing place of worship at 27 Langford St, Pooraka Representations – Four (support) Decision – Approve with conditions
Retrospective Dwelling Addition (Granny Flat) at 5 Adaluma Av, Pooraka SA Representations – None Decision – Approve with conditions
Two (2) Buildings Comprising Six (6) Warehouse Tenancies with Associated Façade Signs, Retaining Walls, Fencing, Carparking and Landscaping at Unit 1-2 55 Saints Road, Salisbury Plain Representations – One (Oppose) Decision – Approve with conditions

Truck Depot (Parking of Rigid Trucks and Semi-Trailers Only) and Acoustic Fence at Lot 101 Helps Rd, Direk Representations – None Decision – Approve with conditions
Variation to Application 23028944 - Alterations and Additions to Existing Service Trade Premises - Demolition of Existing Showrooms and Construction of Six (6) New Showrooms, Canopy, Workshop and Parts Building Addition, Car Wash and Vacuums, Seven (7) New Pylon Signs, Facade Signage, Freestanding Directional Sign and associated Civil Works, Car Parking and Landscaping at 28 Malinya Dr, 1922 Main North Rd, & 1926-1928 Main North Rd, Salisbury Park. Representations – None Decision – Approve with conditions

Deemed Consents

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

3. CONCLUSION / PROPOSAL

3.1 The Assessment Manager Quarterly Report for the period January to March 2025 be received and noted.

ITEM	8.2.2
	COUNCIL ASSESSMENT PANEL
DATE	27 May 2025
HEADING	State Government Strategies - For Information
AUTHOR	Chris Zafiropoulos, Assessment Manager, City Development
CITY PLAN LINKS	3.2 Our city's growth is well planned and supported by the integrated delivery of infrastructure
SUMMARY	This report provides the Panel information on State Government strategies and how they relate to the City of Salisbury. This report summarises these strategies for Members' information and awareness.

RECOMMENDATION

1. That the Council Assessment Panel notes the information as contained in this report.

ATTACHMENTS

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

1. Summary of State Government Strategies
2. City Plan 2040

1. BACKGROUND

1.1 On 17 March 2025, the Premier provided an update on South Australia's economic outlook through the 'State of the State' address.

1.2 On the same day, the State Government released the following finalised documents:

1.2.1 Greater Adelaide Regional Plan (30-year horizon, Department for Housing and Urban Development)

1.2.2 Transport Strategy (30-year horizon, Department for Infrastructure and Transport)

1.2.3 State Infrastructure Strategy (20-year horizon, Infrastructure SA).

1.3 The State Government also released the Urban Greening Strategy (5-year horizon, Green Adelaide) the following day.

1.4 Attached to this report is a Summary of State Government Strategies and Council's feedback to the respective strategies. The report has been recently presented to Elected Members and is provide the Panel for information

1.5 A copy of Council's City Plan is also attached that will assist to contextualise the priorities identified by Council.

2. DISCUSSION

2.1 The four strategies reference and relate to each other in many ways, demonstrating a collaborative approach from the State Government to address sustainable growth across the northern Adelaide region and South Australia.

2.2 A summary of the strategies against Council's feedback can be found in Attachment 1 of this report.

2.3 Council's administration is actively progressing various City of Salisbury strategies and plans that respond to, or are in alignment with these State Government strategies, in addition to aligning with the City Plan 2040.

2.4 This also includes being active members of various external working groups that address relevant matters across urban planning, transport planning and environmental planning sectors.

2.5 Examples of these projects and strategies in development include:

2.5.1 Integrated Transport Plan – to improve movement across our city.

2.5.2 Housing Strategy – to consider the wide spectrum of housing types and in response to housing targets set by the Greater Adelaide Regional Plan.

2.5.3 Shaping Salisbury Strategy – to holistically address economic development and land use planning across the city.

2.5.4 Tree Management Strategy, Biodiversity Management Plan and Open Space Strategy – to address investment in open space, biodiversity management and urban greening, and will consider the strategic direction in the Urban Greening Strategy.

2.5.5 Climate Change Adaptation Action Plan and Emissions Reduction Action Plan – to become more climate resilient and carbon responsible.

2.5.6 Progression on various Code Amendments in areas west of Port Wakefield Road.

2.5.7 Exploration of the feasibility of an Eco-Industrial Precinct.

3. CONCLUSION

3.1 This report provides a summary of four key State Government strategies that have been recently released, for Members' information and awareness.

Summary of State Government Strategies

April 2025



Item 8.2.2 - Attachment 1 - Summary of State Government Strategies

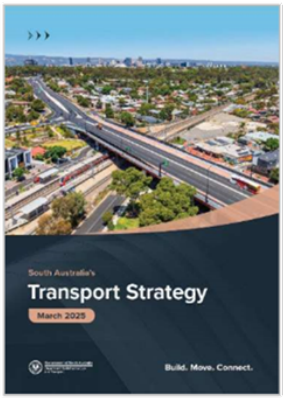
Purpose

This document summarises the following recently released State Government strategies:

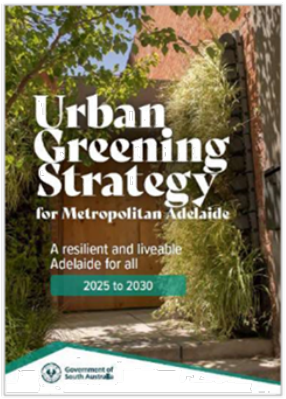
- Greater Adelaide Regional Plan (Page 3)
- Transport Strategy (Page 15)
- State Infrastructure Strategy (Page 22)
- Urban Greening Strategy (Page 26).

The Greater Adelaide Regional Plan offers a detailed and spatial view for future urban planning, whilst the other three strategies are high-level and do not go into detail on where actions will be implemented.









Greater Adelaide Regional Plan

The City of Salisbury submitted its feedback to the draft Greater Adelaide Regional Plan in October 2024.
[Council minutes]

Topic	City of Salisbury feedback	Strategy response
Theme 1: People, housing and liveability		
More housing in the right places	Supportive of Elizabeth City Centre State Strategic Infill Investigation Area	An action has been identified to prepare a master plan for the urban renewal of the Elizabeth Regional Centre, including investigation into future infrastructure requirements and investment delivery models. This work will then be incorporated into the GARP shaping the form that code amendments take as the centre is further developed. The investigations will be undertaken by the Department for Housing and Urban Development (DHUD) and is anticipated to be completed by March 2027.
	Supportive of local infill investigation areas and preparation of a local housing strategy	Long-term strategic objectives have been identified for local infill planning undertaken by local governments. The key themes of the objectives are: - Identification of suitable locations for additional housing opportunities that support a diverse range of housing, that meets evolving needs and housing supply targets. - Located and designed to create walkable neighbourhoods. - Changes to the urban form are appropriate and support complementary infrastructure and public realm improvements. - Infrastructure requirements are accurately assessed, and any deficiencies are planned for and with coordinated funding mechanisms.
	Inclusion of additional local infill investigation areas	None of the five amendments recommended by CoS to the local infill investigation areas have been included in the final version.

	Supportive of Dry Creek urban growth area delivering 10,000 dwellings	Opportunity to deliver more than 10,000 homes in the Dry Creek area in the medium to long-term has been confirmed within the final version of the Plan. Note that the State Government has announced 15,000 homes for Dry Creek but this amendment has not been reflected in the Plan.
	Greater emphasis needed on the delivery of social housing, adaptable housing and housing for young people	In areas with a high proportion of public housing, the government will lead the planning, coordination and delivery of neighbourhood urban renewal, often in partnership with the private sector. These urban renewal areas include locations with higher concentrations of aged public housing, providing opportunities to establish a new mix of private, affordable and public housing. New infrastructure including open space, improved public realm and social infrastructure provision will also be considered in the planning of these renewal areas. Success will require government coordination of land and improved outcomes at higher densities. The Plan also seeks to remove or reduce planning policy barriers for the provision of social housing and services for a wide range of diverse and vulnerable groups. DHUD have initiated a code amendment that seeks broaden the application of the affordable housing overlay and alter development policies to support the delivery of affordable and social housing. This work is anticipated to be completed by March 2026.
Liveable, accessible and inclusive communities	Elizabeth City Centre State Strategic Infill Investigation Area must include linkages to Elizabeth City Centre and existing and proposed employment lands	Linkages between Elizabeth City Centre and surrounding Strategic Infill Investigations Areas/ employment lands. However, the final version of the GARP has identified the opportunities presented by significant land holdings in the area in proximity to the centre and rail line. The development of an Elizabeth Central master plan is anticipated to address CoS's questions regarding linkages.
	Dry Creek be identified as a key opportunity to provide sustainable and contemporary urban forms	Dry Creek forms one of the State Significant Infill Areas. The plan has identified that State Significant Infill areas will seek to create: - Walkable, connected neighbourhoods that reduced car dependency. - Facilitate integrated mixed-use precincts. - Maximise opportunities for new higher density housing along transit corridors. It is considered that additional focus on the topic could have been addressed in the final version of the plan.

	Support for connecting people to nature and places, creating open spaces for everyone, and increasing climate resilience	The plan focuses on the role of the Greater Adelaide Open Space System which includes green spaces, greenways and public spaces. The intention being to create a system of open space that results in providing a diverse range of high quality open spaces and public places within walking distance of all neighbourhoods. Areas with low open space provision, low tree canopy, or where biodiversity corridors can be created, will be prioritised.
	High quality open space adjacent to high density living is imperative	The plan includes objectives addressed to its themes of Significant Infill Areas and areas of Urban Renewal that identify the need for high quality open space to be delivered within these sites, or that they are to be located adjacent areas already containing high-quality open space, or can be renewed in such a manner.
	Additional strategic direction should be provided regarding open space hierarchy and service levels, including a review of open space contribution scheme	No discussion has been made regarding the development of an open space hierarchy within the plan. Investigation of new governance and funding models (including investment from the Open Space Fund) have been identified to establish and enhance regional open space and public places, in conjunction with state and local partnerships.
	Neighbourhoods need to accommodate for a range of community supporting land uses that addresses the broadening diversity of our population	The plan has not addressed CoS's feedback on the matter in all neighbourhood contexts. Rather, it seeks to address the matter in areas of State Significant Infill or Local Infill Investigation Areas.
Theme 2: Productive economy		
A strong economy built on a smarter,	Supportive of the North-West Economic Corridor for future employment lands	Whilst not directly referenced, the final version of the Plan includes a number of objectives and actions that will facilitate the development of the North-West Economic Corridor

cleaner future	Supportive of the designation of Greater Edinburgh Parks as a National Employment Cluster	Greater Edinburgh Parks has been retained within the National Employment Cluster.
	Expansion of National Employment Cluster to include land to the west of Port Wakefield Road	The National Employment Cluster has been expanded to reflect the additional areas west of Port Wakefield Road as recommended by CoS.
	Removal of Dry Creek urban growth area from Strategic Resource Areas	The Plan still identifies the Dry Creek State Significant Infill Area as a Strategic Resources Area.
	Spatial amendments to zoned and future employment growth areas	Responses to CoS's recommendations to the spatial application of other employment areas within the Plan include: - Determining to not include Globe Derby Park employment growth area within the Prime Industrial Employment Precinct or Future Employment Areas. - The removal of the Prime Industrial Employment Precinct from the land along Brown Terrace, Salisbury. - The removal of the land on the northern side of Frost and Clayson Road in proximity to the Main North Road intersection, from the Prime Industrial Precinct. - No expansion to the Mawson Lakes State Innovation Place.
	Spatial amendments to existing tourism mapping and identification of St Kilda as a regionally significant eco-tourism destination	The final version of the plan has not included St Kilda as a regionally significant eco-tourism destination and has only identified key existing tourism locations. Some spatial amendments have occurred with the inclusion of the Adelaide Dolphin Sanctuary, Adelaide International Bird Sanctuary — Winaityinaityi Pangkara, St Kilda Adventure Playground, Marina and Mangrove Trail. However the St Kilda Tramway Museum was not included. Key tourist destinations within CoS's open space network were also not identified within the Plan.
	Spatial amendments to primary industry mapping	None of CoS recommended amendments to the Primary Industry Mapping were included in the final version of the Plan.

	Supportive of providing land supply for waste and resource recovery infrastructure however mapping should include future opportunities	No mapping was included to identify future opportunities relating to waste and resource recovery infrastructure.
Theme 3: Natural resources, environment and landscapes		
A greener, wilder and more climate resilient environment	Coastal areas mapping be extended to include land that will be impacted by coastal processes and hazards over the 100 years	Mapping layers have been included to identify potential for long term coastal inundation. However, no data is identified in the Plan relating to the coastal areas of CoS. The Department of Environment and Water has been assigned actions to complete two code amendments by March 2028. These code amendments will seek to update coastal processes and hazard mapping, as well as update coastal flooding policies and required finished ground and floor levels for buildings in coastal areas. This work is anticipated to extend to the coastal areas of CoS.
	Strengthen importance of role of open spaces in biodiversity, hazard management, greening and cooling	A number of actions have been identified within the Plan to address these matters and are listed below: - Code amendment undertaken by DHUD by March 2027 to finalise tree protection policies and promote design innovation to retain large trees. - Investigation to be undertaken by Green Adelaide by March 2028 to identify differential tree canopy cover sub-targets for differing land-use and landscape types. - Investigation to be undertaken by Green Adelaide by March 2030 to identify appropriate urban heat spatial mapping and policy response options. - Guideline developed by DHUD by March 2030 for application of regenerative approaches to planning. - Guideline developed by Green Adelaide by March 2030 for delivering biodiversity outcomes.

		- Guideline developed by DEW by March 2027 for practitioners navigating developments that interact with both the Planning, Development and Infrastructure Act 2016 and the Native Vegetation Act 1991.
	Transport corridors supplemented with extensive landscaping and integrated with Local Government open space systems	The Plan identifies the use of "greenways" as a means of achieving a network of corridors that link people and fauna to open spaces and greenspaces. They also link important natural systems, such as watercourses and biodiversity corridors to improve flora and fauna habitats. No specific guidance has been identified on what these greenways will look like, but it is likely to be addressed in the actions listed above.
	Inclusion of Dry Creek as a greenway between Mawson Lakes and Globe Derby Park	Greenway mapping has been amended to include portion of Dry Creek that runs from Mawson Lakes to Globe Derby Park.
	Supportive of focus on urban greening and biodiversity	Focus on urban greening and biodiversity has been maintained with multiple actions identified to be undertaken by DHUD, DEW and Green Adelaide.
	Concerns held with regard to meeting tree canopy targets	Further investigations to be undertaken on application of tree canopy targets to be applied in different circumstances.
	Supportive of biodiversity mapping investigation	Retained within final plan. Action to be undertaken by DEW by March 2028 to undertake an amendment to the GARP to incorporate updated biodiversity and habitat mapping that provides clear guidance on which areas need protection and which areas may be appropriate for development.
	Further emphasis on alternate ways to optimize water security that is local and cost effective	No discussion included within the final plan relating to local and cost effective water security.

	Consideration of Ecologically Sustainable Development principles	Will be addressed by the following actions: - Guideline developed by DHUD by March 2030 for application of regenerative approaches to planning. - Guideline developed by Green Adelaide by March 2030 for delivering biodiversity outcomes.
	Employment lands need to be appropriately serviced to maximise low carbon and circular economy outcomes	Not addressed within the Plan.
Theme 4: Transport and infrastructure		
An integrated and connected region	Identification of future rapid mass transit of people and freight through corridors to service growing residential and job clusters in the north	Mass transit investigations areas have been identified for corridors in established areas, as well as future growth areas. CoS has been identified with two mass transit investigation areas, one being the Dry Creek growth area, and the second comprising a corridor in proximity to Main North Road and Bridge Road. The Northern Connector and Northern Expressway have been identified as a proposed High Productivity Vehicle Network, which also aligns with a potential Greater Adeliade Freight Bypass to direct heavy vehicles away from residential areas and instead through well serviced corridors through employment lands.
	Identification of improvements to east-west connections to facilitate increasing traffic volumes	No improvements have been identified for east-west connections within the Plan.
	Supportive of actions relating to the State Transport Strategy	The Plan identifies many linkages with the State Transport Strategy and has included an action identifying that the Department for Infrastructure and Transport to complete the Public Transport Strategy by March 2027.

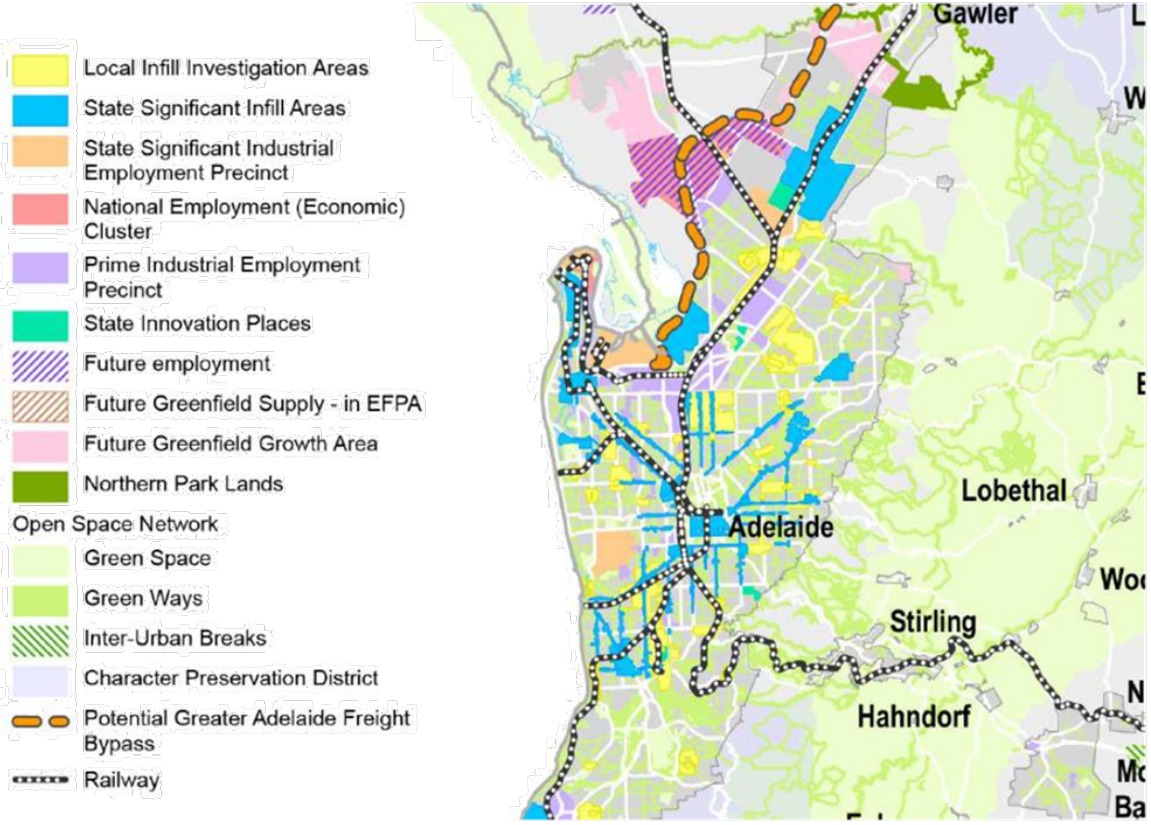
	Supportive of recognition for future provision of key infrastructure and Future Infrastructure Corridors and Reserves investigations	Action has been included with the final Plan that DHUD undertakes a code amendment to introduce infrastructure reserves to preserve land required to facilitate future delivery by March 2027.
	Supportive of focus on delivering coordinated, orderly and funded infrastructure	Strong focus throughout the Plan on coordinated delivery of infrastructure and use of mechanisms to address infrastructure funding.
	Supportive of Social Infrastructure Benchmarking and Thresholds with appropriate resourcing supporting rapid population growth areas.	Action included within the final Plan that DHUD establishes social infrastructure benchmarks by March 2026.
Theme 5: Implementation and delivery		
Coordinated delivery of land use and infrastructure planning	Support for GEP structure planning	Action included in final Plan identifying that DHUD prepares a structure for Greater Edinburgh Parks, including identification and costing of infrastructure to initiate an infrastructure scheme and facilitate code amendments by March 2027.
	Areas west of Port Wakefield Road included in GEP structure planning	It is not clear from the final Plan whether the areas west of Port Wakefield Road are included in the GEP structure planning. However, DHUD has agreed to include it within the structure planning.
	Incorporating the City of Salisbury into the infrastructure planning for northern Adelaide	The level of involvement of the CoS into infrastructure planning throughout the north has not been identified within the Plan.

	Support for Dry Creek structure planning	No action has been included for the delivery of a structure plan for the Dry Creek growth area within the final Plan. This is despite a DHUD CEO led Code Amendment been initiated in December 2024 which includes the preparation of a Structure Plan. DHUD have been communicating that the Code Amendment will go to consultation later this year.
	Supportive of co-location of shared social infrastructure facilities	Limited discussion of co-location of community facilities and other social infrastructure. Discussion on opportunities is primarily focused around the new northern park lands within the final Plan.
	Greater emphasis on soft infrastructure needed	No expansion on soft infrastructure has been included within the final Plan.
	Supportive of inclusion of targets, 5 year implementation plan, a coordination and delivery framework and infrastructure charages to improve decision making and implementation	An implementation plan with five year rolling actions has been retained within the final Plan. Strong focus retained on the coordination and delivery of state significant growth and regeneration areas, as well as providing clear governance and reporting frameworks that strengthen relationship between urban growth and infrastructure planning frameworks. A clear set of benchmarks and triggers will be established and maintained to identify the type and timing of infrastructure required to support growth and inform investment decisions.
	Infrastructure charges needs to be transparent and proportionate with separate considerations for residential and employment	7 Long term strategic objectives have been developed regarding the infrastructure charging and are summarised as follows: - Transparent and proportionate contribution frameworks that can be costed into projects up-front. - Fit for purpose infrastructure funding mechanisms. - Analyse cost benefits prior to land release or rezoning. - Development models for third party infrastructure delivery. - Investigate new fixed charges for basic infrastructure. - Utilisation of structure planning for initiation of infrastructure schemes. - Establish pilot infrastructure schemes and their use to establish development charges for infill and regeneration areas.
General Comments		

	Alignment of Greater Adelaide Planning subregions with Local Government areas	Greater Adelaide Planning subregions have not been altered so as to retain alignment with Australian Bureau of Statistics geography.
	Inconsistent application of spatial layers	Substantial work has occurred to tidy up inconsistencies in the application of spatial layers, however some still remain.
	Lack of visionary mapping for topics outside of housing and employment	Has not been addressed within the final version of the Plan.
	Interface between digital and physical copies of the plan	Improved fluency between digital and physical copies of the plan has occurred.
	Recommend the insertion of a glossary to define terms. It is further recommended that terms are used consistently throughout	Improvements in consistency of language have been identified. While a glossary has not been included, a list of acronyms and abbreviations has been included.
	Data informing the plan and explanation of the data needs to be made easily accessible	Technical guide and list of references made within the final Plan has been provided. However, underlying data is yet to be made easily accessible.

Map extract from the Greater Adelaide Regional Plan, showing the following residential and employment hierarchies in the City of Salisbury area, including the following key areas:

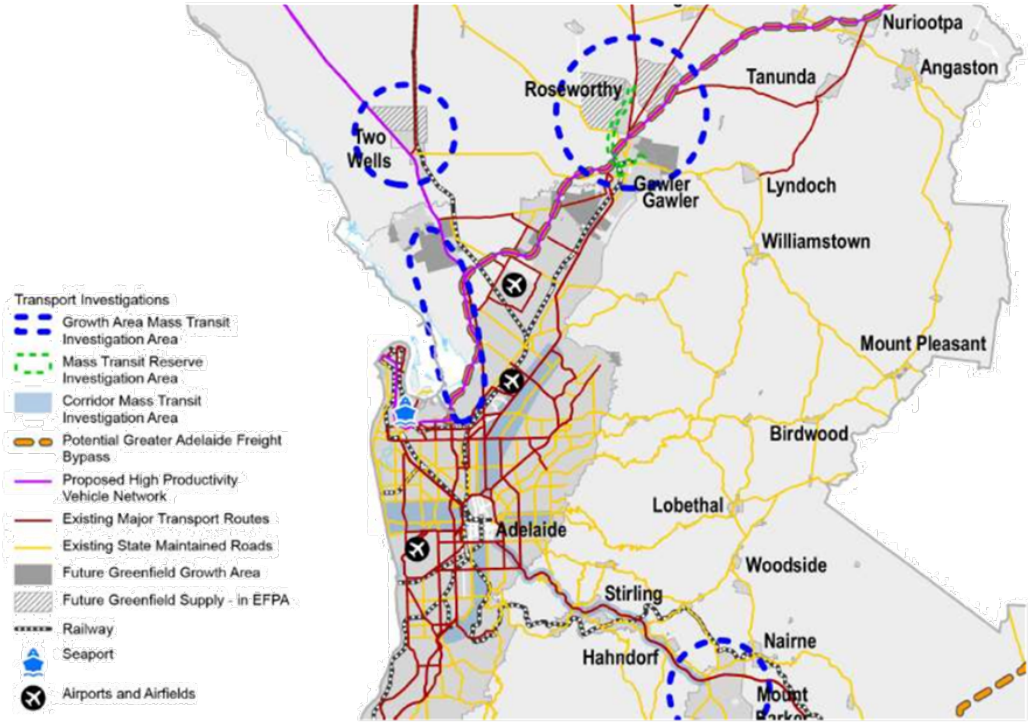
- National Employment Cluster (employment) in St Kilda, Waterloo Corner and Greater Edinburgh Parks
- State Significant Infill Area (residential) in Dry Creek and Elizabeth.



Item 8.2.2 - Attachment 1 - Summary of State Government Strategies

Map extract from the Greater Adelaide Regional Plan, showing the following transport investigations in the City of Salisbury area, including the following key areas:

- Growth Area Mass Transit Investigation Area — areas west of Port Wakefield Road
- Corridor Mass Transit Investigation Area — areas along Main North Road and Bridge Road
- Potential Greater Adelaide Freight Bypass — along the Northern Connector.





Item 8.2.2 - Attachment 1 - Summary of State Government Strategies

Transport Strategy

The City of Salisbury submitted its feedback to the draft Transport Strategy in December 2024.
[Council minutes]

Topic	City of Salisbury feedback	Strategy response
Theme 1: Connectivity and accessibility		
Public transport	Prioritising public transport in the Transport Strategy	The strategy outlines the importance of public transport throughout the document. A sub-strategy, the Public Transport Strategy is in development. It is anticipated that this may outline in further detail public transport implementation across the state.
	Increasing frequency and permeability in the western/northern areas of the City of Salisbury, including a passenger spur line	The strategy outlines the following actions: *P2.1 Invest in the transport system to accommodate housing growth demands.* *P2.2 Support housing growth with public and active transport.* It is worth noting that the GARP has identified mass transit investigation areas for future greenfield growth areas in the north-western areas of Adelaide, such as to Virginia and Two Wells.
	Improving integration between bus and rail services	The strategy outlines the following actions: *C1. Delivering an integrated multimodal system.* *C1.1 Provide an integrated 'one network' transport system that supports improved transport choice for people.*

		C1.2 Integrate emerging transport choices.
	Diversifying payment methods	The strategy recognises emerging digital payment methods as a key trend to which it needs to respond. A key consideration is to use the 'Mobility as a Service' model, which streamlines journeys and payments through personalization and customization to suit people's travel needs and lifestyles.
	Upgrading the Mawson Lakes Interchange Upgrading the Salisbury Interchange	These site-specific actions have not been outlined in the strategy. However, the strategy recognises the role of well-connected, safe, smooth transfers at interchanges that make travel more convenient and comfortable for all users. Improving accessibility to interchanges is also recognised.
	Identifying future rapid mass transit corridors	Whilst the strategy does not identify any future rapid mass transit corridors, it is anticipated that future sub-strategies will align to the GARP, which has already identified two investigation areas: - Areas west of Port Wakefield Road, incorporating St Kilda, Bolivar, Waterloo Corner and Dry Creek (mode of transport unknown); and - Areas along Main North Road and Bridge Road, stretching from Pooraka/Walkley Heights to Salisbury Heights (a bus rapid transit corridor).
Road network	Investing in east-west connections	Specific road corridors have not been outlined in the strategy. However, it outlines the following actions: *P3.2 Improve travel time and reduce variability along strategic road corridors.* *P3.3 Continue to promote initiatives that improve productivity along the freight supply chain.* It can be reasonably expected that the Northern Adelaide Transport Study (NART) will inform subsequent detailed sub-strategies. The NART has identified the following planning studies: - Kings Road corridor, including a level crossing removal - Park Terrace level crossing removal

		- Elder Smith Road widening.
	Duplicating Heaslip Road and interchange	This site-specific action has not been outlined in the strategy. However, it outlines the following actions: *C3.1 Support current and future freight needs through improved infrastructure, regulation and policy.* *P1.2 Improve transport options to major precincts and employment hubs.*
	Completing Main North Road Corridor Study	The Main North Road Corridor Study was conducted and completed in 2021. It is unclear however how the study has influenced the Transport Strategy or any other State Government transport planning documents.
	Implementing Mawson Lakes Road Management Plan	Whilst not in the strategy, the Mawson Lakes Road Management Plan is picked up in the NART as a planning study area. Next steps for this study remain unclear.
	Implementing grade separation at Park Terrace and Kings Road	See 'Investing in east-west connections' above. As a point of interest, the Federal Government recently committed $125 million in its 2025-26 budget to fund the level crossing removal at Curtis Road in Munno Para.
	Considering a separate freight-rail corridor along the Northern Connector	It is unclear if this is in consideration or not. It was not outlined in one of the already completed sub-strategies, the Freight and Supply Chain Strategy.
	Duplicating Elder Smith Road	See 'Investing in east-west connections' above. It is worth noting that the GARP has identified the Parafield Airport area as a 'prime industrial employment precinct', which has a focus on supporting strategic traditional industry and freight/logistics activities.

		This justifies further investment towards Elder Smith Road (and Kings Road) and its increasing role in connecting Parafield Airport to the rest of the state.
Theme 2: Safety		
Public transport safety	Improving safety at main public transport interchanges	Safety is identified as key trend that affects people's choice in using public transport, including perceptions of safety at stations and interchanges. The strategy outlines the following actions: *S2 Ensuring people are safe and confident when travelling.* *S2.1 Promote safe behaviours.* *S2.2 Improve public transport safety so the community feels safe and secure when travelling at any time of day or night.*
Road safety	Improving safety of arterial road network	The strategy stresses that road safety will continue to be a priority and needing to do more to prioritise safety across the whole transport system, including on arterial roads. The strategy outlines the following actions: *S1 Providing a safe transport system, working towards zero lives lost.* *S1.1 Improve safety across the transport system.* *S1.2 Enhance the safety of our road networks, working towards zero lives lost.* *S1.3 Minimise conflicts between freight and other transport users.*
Theme 3: Prosperity		
Freight	Protecting and enhancing freight networks on Main North Road and west of Port Wakefield Road	This site-specific action has not been outlined in the strategy. However, it outlines the following actions: *C3.1 Support current and future freight needs through improved infrastructure, regulation and policy.* *P1.2 Improve transport options to major precincts and employment hubs.*

	Exploring changing of land ownership of emerging freight corridors	This is not anticipated in the strategy.
	Constructing a full interchange at Waterloo Corner / Northern Connector	This site-specific action has not been outlined in the strategy. However, it outlines the following actions: *C3.1 Support current and future freight needs through improved infrastructure, regulation and policy.* *P1.2 Improve transport options to major precincts and employment hubs.*
	Identifying freight corridors to protect and enhance	See above.
Roles of activity centres and transport	Providing enhanced transport options at Salisbury and Elizabeth City Centres	This site-specific action has not been outlined in the strategy. However, it outlines the following actions: *P1.2 Improve transport options to major precincts and employment hubs.* *P2.1 Invest in the transport system to accommodate housing growth demands.* *P2.2 Support housing growth with public and active transport.*
	Providing enhanced transport options at Ingle Farm, Mawson Lakes and Salisbury Downs City Centres	See above.
Theme 4: Liveability		
Transport disadvantage	Providing inclusive active transport modes including completing the Gawler Greenway	The strategy picks up inclusivity and active transport through the following actions: *L2 Supporting inclusive travel for all.* *L1.2 Enable healthy transport choices that enhance wellbeing.* *L2.2 Address transport inequality.*

	Improving public transport permeability, especially to allow for cross-regional movements	*L2.3 Improve wayfinding and disability access for all mobility needs.* There is also a recognition that alternative modes of transport, such as micro-mobility, taxis and rideshares are ways that people move around. There is also mention of needing to provide more choices for underserviced areas, however this does not specifically call out regions needing attention.
	Planning and future-proofing Dry Creek	Whilst the strategy does not identify any future rapid mass transit corridors, it is anticipated that future sub-strategies will align to the GARP, which identifies Dry Creek and areas west of Port Wakefield Road as an investigation area for mass rapid transport.
Theme 5: Sustainability and resilience		
Sustainability	Supporting integrated design prioritising active and public transport options	The strategy recognises that active transport infrastructure needs to connect to key transport interchanges to further allow for more successful multimodal transport systems. It also has a focus on healthy lifestyles through the following action: *L1.2 Enable healthy transport choices that enhance wellbeing.*
	Embedding biodiversity corridors for ecological preservation	The strategy outlines the following action, which includes increasing tree canopy and other green infrastructure (including biodiversity) improvement projects: *L1.3 Improve amenity outcomes when delivery transport infrastructure projects.*
	Engaging with the public on green initiatives for greater success and adoption	This is not outlined in the strategy as a focus.
General comments		

	Coordinating and funding and timely delivery of infrastructure	A detailed implementation plan is under development, that will include: - *"Key initiatives already underway and those planned for the future* - *The principles and frameworks that will guide decision-making and ensure consistent delivery* - *A monitoring and evaluation framework to track progress, ensure accountability, and adapt to changing conditions."*
	Having transparent and proportionate infrastructure charging that is fit-for-purpose	This is not outlined in the strategy as a focus.
-	Noting the City of Salisbury's population growth in 30 years in consideration of climate change affecting the way we move around	Population growth is identified as a key trend, with transport options needing to adapt and service this growth to connect to employment opportunities, new housing areas, city centres and emerging industries. Climate change and needing to transition to sustainable alternatives are also focus areas: *R1 Transitioning the transport system towards net zero.* *R1.2 Support a shift to lower-emissions transport, reducing reliance on private vehicles.* *R1.3 Use low-emission technologies and minimise emissions when delivering transport infrastructure.* *R2 Providing a resilient transport system that adapts to change.* *R2.1 Strengthen the transport system's resilience against major weather events and disruptions.* *R2.2 Consider climate change impacts in all key decisions that affect the transport system.*
	Empowering community members with transport choices	The strategy outlines the following actions: *C1.1 Provide an integrated 'one network' transport system that supports improved transport choice for people.* *C1.2 Integrate emerging transport choices.*

State Infrastructure Strategy

The City of Salisbury did not provide feedback on the draft State Infrastructure Strategy.
A summary of the document is listed instead.

Topic	Strategy summary	Implication to the City of Salisbury
Outcome 1. Paving the way to prosperity		
Improving access to critical resources	Investing in "common-user infrastructure" (meaning infrastructure designed and operated to be used by multiple parties) to improve access to minerals and natural resources. Proposing an Office of the Coordinator General through legislation to coordinate common user infrastructure. Prioritising the Northern Water project at the Upper Spender Gulf and Eyre Peninsula.	Improvements to sites and extraction of critical resources, such as at the Upper Spencer Gulf and Port Bonython, may lead to downstream benefits and opportunities relating to the freight, transportation and export of minerals through the City of Salisbury's freight network, as well as any future take up in manufacturing and related industries.
Improving access to renewable energy and decarboni-sation	Improving and developing policies and initiatives relating to the generation and transmission of energy in South Australia to stabilise supply and pricing of power. Preparing a roadmap towards reaching net zero and decarbonisation of energy sources, including short term	The City of Salisbury's residents and businesses will benefit from the reducing of volatility of the power grid and related lowering or stabilisation of energy prices. A net zero outcome is uncertain at this stage due to the need to explore the commerciality of many initiatives.

	gas investment for green iron/steel production until hydrogen is able to be commercially produced at scale. Identifying carbon storage infrastructure in the Upper Spencer Gulf.	
Improving freight network	Identifying key freight corridors and investing in their improvement. Improving intermodals to enable modern and efficient supply chains. Completing a master plan and infrastructure study for the Lefevre Peninsula relating to the AUKUS program.	The City of Salisbury contain key road and rail freight networks through the council area that will benefit from enhancement and investment. Exact investment by the state remains unknown at this stage. Actions as a result of the Lefevre Peninsula master plan may have implications to the City of Salisbury especially in relation to road, environmental and noise impacts.
Outcome 2. Liveable today, flourishing tomorrow		
Improving infrastructure sequencing for growth	Identifying "trigger measures" for future infrastructure requirements and associated costings, along with detailed investigations to help inform decisions for release of land. Reserving strategic infrastructure corridors and lands for future needs.	This may inform Dry Creek and Greater Edinburgh Park's infrastructure provision and sequencing. No specific infrastructure corridors have been identified.
Providing water supply	Establishing a governance model for water security through adaptive integrated water management. Investing in water supply solutions to cater for growth in northern Adelaide.	Whilst water supply solutions are mostly targeted in green fields growth areas north of the City of Salisbury, downstream capacity issues such as at Greater Edinburgh Parks and Dry Creek will also need to be considered.
Investing in social infrastructure	Optimising demand for schools in established areas, including maximising capacity of existing schools.	As residential growth continues north of the City of Salisbury, so will the demand on existing education and

	Optimising health systems and service delivery models, including increasing access to home and community care, preventative health measures and using emerging technology to help expand access to medical services.	health systems. This will increase pressures on existing schools, hospitals and other social services.
Improving public and active transport	Reviewing public and active transport networks to reduce reliance on private vehicle travel. Redesigning a strategic network, including preserving future mass transit corridors. Increasing capacity of the Adelaide Railway Station to help with growth north and south of Greater Adelaide.	The GARP has identified mass transit corridor investigation areas in the City of Salisbury, west of Port Wakefield Road and along Main North/Bridge Roads. If the Adelaide Railway Station's capacity is expanded, future rail to service northern Adelaide will benefit the City of Salisbury.
Better funding mechanisms	Identifying and implementing sustainable funding mechanisms for the provision of infrastructure to support growth areas and new developments. Acknowledgement that beneficiaries for new infrastructure need to fund for costs.	A consistent and set funding mechanism will greatly assist in equitable costing agreements in growth areas in the City of Salisbury.
Outcome 3. Shaping a sustainable future		
Reducing carbon emissions and being climate conscious	Acknowledgement that buildings and infrastructure-related projects contribute to the state's greenhouse gas emissions, and lack of consistency in consideration of emissions and mitigation across projects and asset life cycles. Developing an SA infrastructure decarbonisation policy to manage emissions across the asset life cycle.	Consideration of emissions reduction and mitigation will indirectly contribute to the reduction of the City of Salisbury's overall carbon emissions. A consistent reporting framework for sustainability standards and performance will help with any City of Salisbury businesses or parties needing to disclose emissions projections, targets and performances.

	Developing an infrastructure sustainability framework to provide guidance on sustainability standards and reporting across all stages of the infrastructure life cycle. Updating business case requirements to ensure that environmental and cultural values are accounted for in project life cycles and decision making. Investing in existing gas infrastructure including using hydrogen blends to transition to net zero.	Consideration of the environment, biodiversity and nature in infrastructure projects can provide greater protection to important biodiversity corridors and sensitive cultural areas. Continued investment in gas may mean that new residential developments continue to utilise gas instead of fully switching to electricity as a power source.
Improving electric vehicle take-up	Preparing a state-level electric vehicle charging plan.	Investment in state-wide electric vehicle infrastructure can increase consumer confidence in the network and convince higher take-up of electric vehicles in the community.
Investing in waste to energy	Considering the role of waste to energy as a viable energy option, to increase the energy system's stability and recover energy by-products as usable substances for a circular economy.	This will align to the City of Salisbury's Landfill Alternative Project and Eco-Industrial Precinct agendas.
Outcome 4. Elevating impact		
Improving infrastructure investments	Developing a consistent and whole-of-government approach to asset management, budget processes, decision making and delivery models. Publishing a consolidated forward infrastructure investment pipeline that accounts of all departments across the state government.	Understanding the South Australian government's investment and future planning will assist the City of Salisbury to align our agendas to the State's, to ensure greater consistency, maximise partnership and funding opportunities, and align timing and sequencing of projects.

Urban Greening Strategy

The City of Salisbury submitted its feedback to the draft Urban Greening Strategy in July 2024. [Council minutes]
The feedback was not broken down specifically to the priority areas as set out in the strategy.

Topic	City of Salisbury feedback	Strategy response
Priority Area 1: Cooler, greener and healthier development		
Improving policy and legislation	No feedback	The strategy addresses the following: - Strengthening tree protecting legislation, including offset schemes and monitoring. - Strengthening urban tree canopy targets in the GARP to align with the strategy.
Greening outcomes in developments	No feedback	The strategy addresses the following: - Enhancing the Planning and Design Code to allow for greening outcomes in residential and commercial developments. - Developing educational campaigns, guidelines, incentives and research trials for greening initiatives and innovative design solutions.
Priority Area 2: Government leading by example		
Integrating blue and green infrastructure	Welcoming partnership projects for the city's coastlines. Needing improved partnerships to address a cohesive approach for the	The strategy addresses urban greening and water sensitive urban design on state government land beyond the coastline, including in transport infrastructure upgrades, social infrastructure and land releases. Whilst the coastline is not explicitly mentioned, it may be captured as "other government land" for government projects. The strategy also addresses the following:

	ongoing management of the coastline.	- Delivering flagship green and blue infrastructure projects, including alternative design approaches to incorporate urban greening within utilities/infrastructure - Identifying and implementing solutions to barriers to such projects, including legislative barriers and permitted species lists.
Valuing green infrastructure appropriately	Needing dedicated budget and resources to fund maintain green infrastructure in the short and long term. Acknowledging that the state government needs to lead by example in urban greening of land that it owns, instead of putting the emphasis on local government alone.	The strategy acknowledges that dedicated budget is a challenge to urban greening, however does not address how this can be managed. It also emphasises the role of local government in showing leadership in its own projects, trailing new ideas and driving innovation in the land that it manages. In addition, the strategy addresses the following: - Determining and applying a standard methodology for the economic valuation to green infrastructure including trees, including through research, policy and demonstration projects - Accounting for trees as appreciating assets and including green infrastructure into public asset management systems. A standardisation of the economic value of trees and green infrastructure will help to inform decision making and project management in the City of Salisbury, including helping to build business cases for grant funding or partnership opportunities with the state and federal governments. New state-led research and trails in relation to public greening will help local governments achieve more cost-effective, financially sustainable and scientifically backed design solutions for greening and cooling on council-managed land. It is also worth noting that the Department for Infrastructure and Transport has a Green Infrastructure Commitment which focuses on delivering improved greening outcomes on department-managed land and projects.

Priority Area 3: Building nature back in		
Increasing biodiversity across projects	No feedback	The strategy addresses the following: - Investigating planning policy levers to facilitate biodiversity in developments. - Developing programs, incentives and education in relation to increasing biodiversity across all land uses. - Spatially mapping biodiverse areas within the GARP and Planning and Design Code for protection. The above actions can greatly assist local governments in understanding and appreciating biodiverse corridors and areas, and have better conversations with developers on incorporating biodiversity sensitive urban design within developments.
Priority Area 4: Future-proofing our urban forest		
Increasing knowledge	No feedback	The strategy addresses the following: - Developing guidance for climate-resilient species, including research and trials for climate-appropriate trees. - Investigating ways to increase provision of local endemic and climate-resilient plant and seed at scale, including growing capacities of nursery, arboriculture and horticulture industries. - Scaling up integrated water management. Guidance on improved species and genetic diversity of trees and plants appropriate to their locations will support local governments in providing a more resilient ecosystem for them to thrive.
Improving urban forest resilience	No feedback	The strategy addresses the following: - Identifying and mitigating threats such as pests and diseases.

		- Modelling future water demands, acknowledging that increased water demand due to climate change and population growth will require trade-offs and innovative solutions. Salisbury Water plays an important role in recycled water provision to help the survival and healthy growth of an urban forest for the northern Adelaide region.
Priority Area 5: Improving green equity		
Improving greenery in areas of disadvantage Improving funding mechanisms	Needing to cater to the additional needs of sections of our community with greater disadvantage and lower SEIFA score. Using the proposed prioritisation tool and associated grant funding to provide for these areas. Needing funding and resources towards actions in the strategy to assist council, including funding and resourcing associated with ongoing maintenance. Needing transparency around the allocation of funds relating to the	The strategy acknowledges the inequality of open space and tree canopy provision due to a whole range of reasons, such as land use, historical/colonial history, differences in soil and rainfall, and vegetation typologies. It also acknowledges the need to target areas with vulnerable communities, low socio-economic status, high rates of unemployment, ageing and disadvantaged populations. Actions include: - Developing a spatial greening prioritisation tool, which will help with grant programs and decision making. - Integrating urban heat mapping into the planning system with an appropriate policy response. - Identifying and mapping greening investment opportunities along active transport routes, river corridors and stormwater channels. - Preparing an open space strategy to identify priority areas. - Identifying design and engineering research solutions for trees. There is no indication on how or when the strategy's actions will be implemented or funded, however the strategy does outline that councils will be invited to: - Partner on shared urban greening projects - Participate in relevant technical working groups and resource sharing - Showcase and share learnings on urban greening initiatives

	Planning and Design Fund/Open Space Grants program, including equitable distribution of grants	- Work with Green Adelaide to investigate appropriate differential sub-targets for land that council own, manage and influence. Green Adelaide will be setting up a "collaborative process for co-investment" that seeks partners to investment and contribute towards the actions of the strategy. New funding mechanisms may be explored for the delivery of urban greening. It is known that the strategy is a five-year plan till 2030. No further funding mechanisms or timelines are outlined, beyond what is already the status quo: - Co-investment by partners, which can include councils' co-contribution towards actions and greening projects. - Existing funding mechanisms and grant programs, such as the Cooler, Greener, Wilder Grants (Green Adelaide) and Planning and Development Fund (Department of Housing and Urban Development).
Priority Area 6: Scaling up impact by working together		
Improving cross-sector collaboration	No feedback	The strategy addresses the following: - Developing and implementing a cross-sector collaboration approach to coordinate, co-invest and measure impacts of urban greening. - Investigating funding mechanisms to implement and expand urban greening.
Sharing information	No feedback	The strategy addresses the following: - Developing a centralised hub of knowledge for government and community, including research plans, building relationships and increasing capacity.
Working with First Nations	No feedback	The strategy addresses the following: - Working with the Kaurna Yerta Aboriginal Corporation and other Kaurna groups to identify opportunities for partnerships.
General comments in relation to Performance Indicators and Targets		

Target of 30% canopy cover	Council is unlikely to achieve 30% canopy cover, with little ability to impact an increase of 20% (to 15.5% cover) by 2029.	The 30% target remains in the strategy. However, the strategy outlines that Green Adelaide will work with councils to investigate differential sub-targets for different land uses and landscape types, and whether any land uses should be excluded. This would be beneficial for the City of Salisbury given that there are many areas within the council that are owned by the state and federal governments, including two airports.
Monitoring and reporting	Agreeing to on 3-5 year monitoring and reporting timeframe, but preferably 3-4 years apart.	The strategy maintains the monitoring and reporting on urban greening changes to be at least every 5 years.
Data	Obtaining and incorporate data including analysis support.	Whilst not explicitly stated, the strategy does commit to collaboration with all government and non-government stakeholders on data sharing and leveraging limited resources.

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City of Salisbury

City Plan 2040



Community event in the Salisbury Community Hub

Acknowledgement of Country

The City of Salisbury acknowledges that we are on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.



Salisbury City Centre Clock Tower Artwork by Paul Herzich

Mayor's Message

Niina marni. How are you?

It is an exciting and inspiring time to be in the City of Salisbury as our city and the wider northern region enter a promising era of growth and development.

The City of Salisbury has a leading role in encouraging a whole new set of people to invest in, live in, and work in our City, changing perceptions about our place in the South Australian economy and community.

Here in the City of Salisbury, we've announced our plans for the revitalisation of the Salisbury City Centre and recently opened the brand new, state-of-the-art Salisbury Aquatic Centre.

The City of Salisbury is increasingly attracting key industries and businesses, and becoming a place of choice for people to settle and grow. We remain committed to planning strategically, to position our City as a premier destination, and to secure a future full of promise for our 148,000 residents.

This City Plan 2040 reinforces our vision for a progressive, sustainable and connected City.

It outlines our priorities as a council as we work towards 2040 with all levels of government as well as the private sector to turn the possibility of opportunity into reality.

As Mayor of the City of Salisbury and on behalf of our Council, we take our responsibility seriously and look forward to continuing our work together to ensure that our city, and our community can continue to prosper and thrive.

Ngaityalya — thank you.

Gillian Aldridge OAM



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Elected Members

The Elected Members for the 2022-2026 term form the Council body during this period.

These members are the decision-making body of the City of Salisbury, and also part of the City of Salisbury community.

Supported by the Council administration staff, they are privileged to make decisions on your behalf, to make our City a better place for all.

Mayor



Gillian Aldridge OAM

East Ward



Cr Johnny Chewparsad



Cr Moni Mazzeo

West Ward



Cr Beau Brug JP



Cr Sharon McKell

North Ward



Cr David Hood JP

Vacant

Central Ward



Cr Chad Buchanan JP (Deputy Mayor)

Vacant

Hills Ward



Cr Peter Jensen JP



Cr Shiralee Reardon JP

South Ward



Cr Lauren Brug



Cr Alan Graham

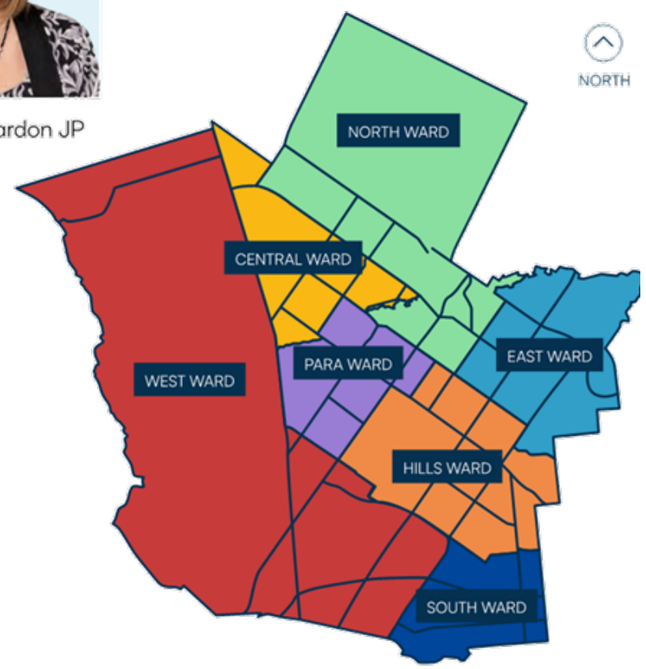
Para Ward



Cr Kylie Grenfell



Cr Sarah Ouk JP



Our organisation

The City of Salisbury wants to make a positive difference for those who visit, live and work in the Council area, and leave our community in a better state for future generations.

Our organisational values guide us to deliver on exceptional outcomes for our community.

Our vision

A progressive, sustainable and connected community.

Our values

Our values empower us to ReACH towards our vision. Our organisational values are:

- Respectful
- Accountable
- Collaborative
- Helpful.

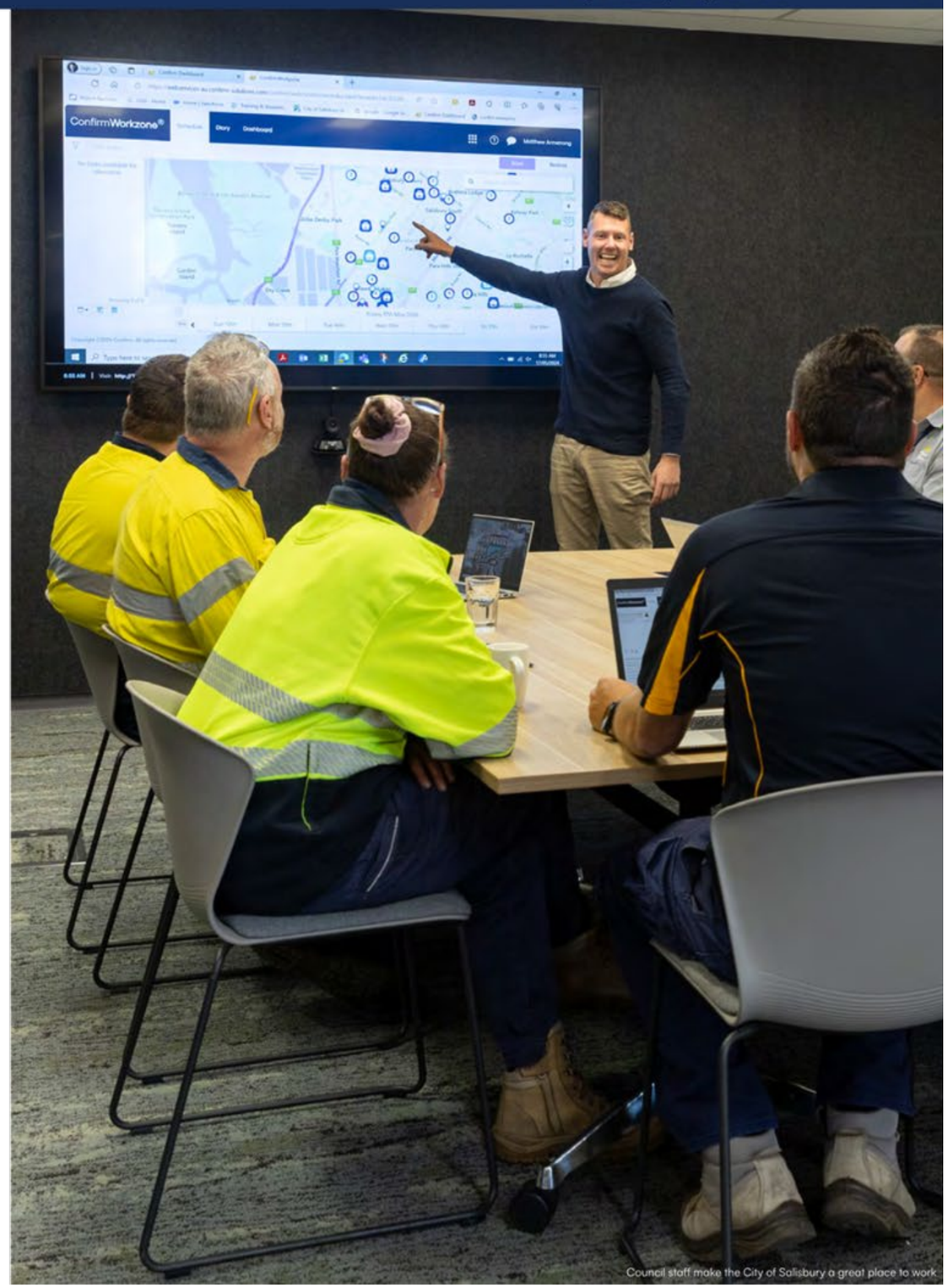
Our purpose

To make a positive difference for those who visit, live and work in the City of Salisbury and to leave our community in a better state for future generations.

Our success factors

These success factors help us to measure our performance, ensuring we are working towards our vision and focused on our purpose as an organisation.

- Exceptional community experiences
- Quality outcomes
- Great place to work.



Council staff make the City of Salisbury a great place to work

Our City

With over 30 suburbs spanning 158.1 km² and home to 148,000 people, the City of Salisbury is the second most populated local government in metropolitan Adelaide and the fourth largest local government, making it one of the most significant Council areas in South Australia.

Acting as a connector between the urban inner-city areas and the growing outer northern regions, the City of Salisbury is rich with environmental and biodiversity assets, job opportunities, affordable housing and recreational attractions.

Our population is diverse and relatively young, and represent a big part of the state's workforce.

More people are choosing to live in our City, as it is more affordable compared to metropolitan Adelaide.

Our City is the backbone of the state's economy, making up 10% of metropolitan Adelaide's workforce, and contributing to around 7% of the state's economy.

Figures are derived from the 2021 Census/ABS data unless stated otherwise.

7.4%
of the population is unemployed, compared to Greater Adelaide at 5.5%.

39%
of households have a mortgage, compared to Greater Adelaide at 36%.

28%
of households rent, the same as Greater Adelaide.

2.63
is the average number of people per dwelling, compared to Greater Adelaide at 2.43.

$600,000
is the median house price in December 2023, compared to Greater Adelaide at $745,000.

3 bedrooms
are the dominant dwelling type, the same as Greater Adelaide.

36 years
is the median age, compared to Greater Adelaide at 39 years.

2.4%
Aboriginal and Torres Strait Islander people, compared to Greater Adelaide at 1.7%.

32%
speak a language at home other than English, compared to Greater Adelaide at 21%.

Manufacturing
is the biggest industry by economic output and number of workers.

30%
of residents also work in the Council area.

9,032
number of local businesses in 2023.

47.5%
of people aged over 15 years completed Year 12 schooling, compared to Greater Adelaide at 57%.

15%
have a university qualification, compared to Greater Adelaide at 26%.

22%
have trade qualification certificates, compared to Greater Adelaide at 20%.

$9.45 billion
is the Gross Regional Product in 2023, compared to Greater Adelaide's Gross State Product at $134 billion.

13%
tree canopy cover across the City of Salisbury in 2022.

Certified
as a Welcoming City, an Intercultural City and a Refugee Welcome Zone.

Our aspiration for 2040

The City of Salisbury has a unique opportunity to transform itself as a destination city for South Australians to live, work and play.

This comes from a once-in-a-lifetime set of opportunities coming together at the right time and in the right place, and in a community with the vision to pull it together and make it happen.

The City of Salisbury is marked by an innovative and entrepreneurial Council that is building a new story for the area.

Our City Plan 2040 talks broadly about our aspiration for a safe, prosperous and modern community that is at the centre of the next era of South Australian prosperity, based on coordinated planning, and building on the diversity and hard work of its people.

The fundamentals are being put in place by the City of Salisbury with the Council working now to build a city for the future.

The window of opportunity is significant — so what is happening to inspire confidence in the future of the City of Salisbury?

- An availability of land for growth in housing and for economic expansion unmatched in greater Adelaide and recognised by State Government.
- The opportunity to tap into the coming generation of clean and green industry looking for greenfield sites and collaborative opportunities.
- Access to key services including electricity and transport corridors and connections.
- Integration of Council services supporting a wide range and scale of business and the community.
- A new level of cooperation and shared vision between government, Council and industry.
- A diverse population bringing new skills and seeking opportunities.
- Record investment in revitalising the Salisbury City Centre.
- Direct Council investment in new housing, providing more affordable options, including meeting the needs of more vulnerable members of our community.
- A once in a lifetime opportunity from investment in education, particularly the establishment of a new Adelaide University with its campus at Mawson Lakes.
- Establishment of modern recreation facilities and experiences meeting the diverse needs and interests of our community.

The fundamentals are in place — the City Plan 2040 will be our overarching guide.



Our challenges

As cities grow, so do challenges and opportunities. Councils are expected to go beyond 'roads, rates and rubbish' to cater to the needs of growing cities. Challenges that the City of Salisbury need to consider when planning for the future include:

Changing industries

The emergence of various commercial, manufacturing, and defence industries provide opportunities to support a circular economy that is carbon responsible.

Housing

The need for more housing supply and affordable housing, especially as population growth continues to expand in the north, and to service our community that has an overall lower income compared to the rest of Greater Adelaide.

Urban growth

The demand for expansion and development of land for residential, industrial and employment growth, especially in providing both hard infrastructure (like roads and utilities) and social infrastructure (like schools, shops and medical services).

Role of the City

The urban regeneration of our city centres and activity centres, especially in playing a key part in providing services, shops, schools, dwellings and employment opportunities for local residents.

Climate change

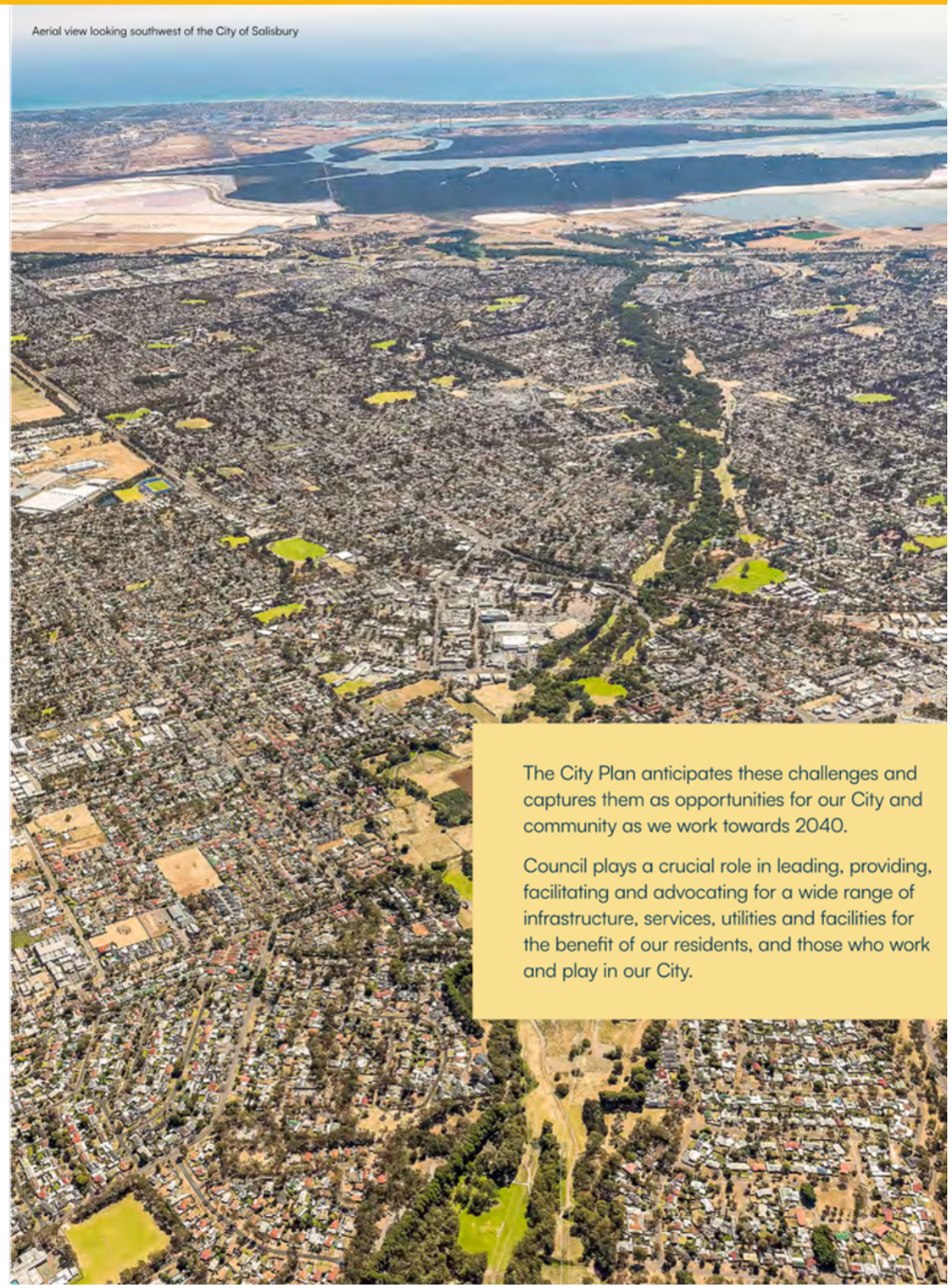
The balance between urban development and the environment, especially in a warmer climate. This includes the loss of trees in our urban areas, that leads to higher temperatures and increased heat stress in the community.

Assets resilience

The adaptation and resilience of our city's physical and environmental assets, such as our buildings, roads, and coastline, with the impact of climate change on their longevity.

Diversity

The increasingly diverse population of our community, and their relationship to their neighbourhoods and the Council, especially in our communication and relationship with them.



Aerial view looking southwest of the City of Salisbury

The City Plan anticipates these challenges and captures them as opportunities for our City and community as we work towards 2040.

Council plays a crucial role in leading, providing, facilitating and advocating for a wide range of infrastructure, services, utilities and facilities for the benefit of our residents, and those who work and play in our City.

Strategic context

The City Plan anticipates, assesses and captures various trends and changes that impact our city, including local and regional developments, State and Federal policies and directions, as well as our own strategies and plans.

These influences enable the City of Salisbury to collaborate with the Federal Government, State Government and other Councils to work towards key partnership projects, for the benefit of the entire Northern Adelaide region.

Council needs to plan and be prepared for these changes, developments and influences to be a progressive, sustainable and connected community.

In preparing the City Plan, the Council has reviewed and responded to policies and directions from the State Government, such as:

- *Greater Adelaide Regional Plan Discussion Paper*
- *South Australian Economic Statement*
- *A Better Housing Future*
- *Infrastructure SA's 20-Year Strategy Discussion Paper*
- *Northern Adelaide Transport Study*
- *State Prosperity Project*



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Regional influences and developments:

A Northern Adelaide Housing Growth
The northern regions of Adelaide will be the focus of significant residential growth over the next 30 years. New neighbourhoods are already being built at Riverlea, Virginia, Angle Vale, Playford Alive, Two Wells and Roseworthy with the State Government investing in further growth in this region. There are also sites being developed in areas surrounding the City of Salisbury, such as in Golden Grove and Oakden Rise.

B Greater Edinburgh Parks
Capitalising on its proximity to the Edinburgh RAAF Base, rail infrastructure and road networks, Greater Edinburgh Parks will provide new employment lands for the northern region and employment opportunities for a growing population. This transformation will facilitate a world-class enterprise precinct of national significance.

C Elizabeth City Centre
With the expanding population of the northern region and its close proximity to the Lyell McEwin Hospital, Playford Health and Wellbeing Precinct and Lionsgate Business Park, the Elizabeth City Centre will become a focus for the region's services and retail opportunities. High-density mixed-use developments will be important as part of its growth.

D Adelaide International Bird Sanctuary National Park—Winaityinaityi Pangkara
Encompassing over 60km of coastline across many Councils in the Northern Adelaide region, the bird sanctuary provides refuge and habitat for birdlife, unique flora and other ecological communities.

E Osborne Naval Shipyard
To support the Federal Government's AUKUS initiative, a naval shipyard established in Osborne supports national sovereignty, defence capabilities, industry growth and job opportunities for the state.

F North-South Corridor
The North-South Corridor will provide 78km of non-stop connectivity for people and freight from Gawler to Old Noarlunga, including the connection between River Torrens and Darlington.

G Lot Fourteen
Continued growth at Lot Fourteen and its defence, space, hi-tech and creative industries will foster greater innovation and research across South Australia.

Local influences and developments:

H Salisbury City Centre
Providing a catalyst for future private investments, the Salisbury City Centre will be revitalised with a $200 million redevelopment comprising six new and vibrant mixed-use sites, including residential and retirement living, hotel accommodation, retail, commercial, hospitality opportunities and an extension of Church Street.

I Little Para River
Activation and investment along the Little Para River will increase visitors and improve walking and cycling connections to the Salisbury Aquatic Centre, TreeClimb, Little Para Golf Course and the Salisbury City Centre, amongst other destinations along the trail.

J Edinburgh Defence Precinct
The RAAF Base in Edinburgh is expected to see an increased number of works in Greater Edinburgh Parks, which is already a major hub for employment.

K Defence
The expansion of Defence SA's capabilities at St Kilda will accommodate an increasing number of workers in the area.

L Future Industries
St Kilda and Waterloo Corner provide an opportunity to lead circular economies, green infrastructure and decarbonisation operations, capitalising on their strategic locations.

M Waterloo Corner and Bolivar Corridor
Traditionally low-intensive rural, horticultural and agricultural land offering great connections to key arterial routes and State-level infrastructure sites can transform this corridor into emerging employment and industrial land.

N Mangroves and coastlines
Protection and conservation of significant environmental assets along the coast such as the mangroves, samphire and wetland habitats will ensure a more climate-resilient future.

O Dry Creek housing growth
A future master-planned community development is projected to deliver 10,000 homes at the Dry Creek salt fields. Led by the State Government, this project will require significant investment in remediation and infrastructure to support its future community.

P Parafield Airport
Parafield Airport Limited proposes growth over the next decade to include commercial, industrial and logistic type activities of varying scales, offering economic growth and employment opportunities.

Q Technology Park and Universities
The university amalgamation (Adelaide University and Uni SA) at the Uni SA site, and the State Government's proposed expansion of Technology Park, has the potential to change Mawson Lakes.

R Ingle Farm housing growth
Subject to investigations to capitalise on infill growth and offerings at Ingle Farm, along with Council's investment in a new residential development at the Walkleys Road Corridor, there is opportunity to increase density, offer mixed-use outcomes and improve the public realm to provide a rejuvenated and connected urban centre.

S Road connections
Improvements to east-west connections across the city will facilitate better traffic movement, such as at Kings Road, Elder Smith Drive and Park Terrace.

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What is the City Plan?

All Councils are required to prepare a strategic plan under the *Local Government Act 1999*.

The City Plan is the City of Salisbury's strategic plan. It is the highest-level plan for the Council.

It outlines the Council's vision and desired outcomes for the city, along with a series of critical actions that outline how we will deliver on our vision.



Higher density living surrounded by high quality landscapes at Mawson Lakes

Our vision is to be: "A progressive, sustainable and connected community."

The City Plan outlines how this vision will be achieved.

By being progressive, sustainable and connected, the City of Salisbury will be a successful city that provides quality services, is financially responsible and supports the growth and aspirations of our community.

A progressive city:

- embraces change
- is liveable and competitive
- is proud of its heritage
- identifies and creates opportunities
- responds to challenges.

A sustainable city:

- thinks about today and the future
- cares about the environment and people
- considers the legacy it leaves for future generations
- is financially responsible
- promotes a culture that values enduring outcomes.

A connected city:

- forms connections with its community
- is connected to nature and biodiversity
- offers links to jobs and businesses
- values connections between all cultures
- helps people move around.

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Introduction to the City Plan

Legislative framework

State Government legislation
Sets the legislative framework for South Australia.

State Government strategies and plans
Sets the goals and directions for the State Government, to which Council should align.

City Plan
Sets the Council's vision, objectives and critical actions.

Long-Term Financial Plan
Sets the Council's financial outlook and sustainability in-line with its planned activities.

Strategic Asset Management Plan
Sets the Council's framework to deliver the planning, construction, maintenance and operations of its infrastructure.

Other Council Strategies
Strategies and plans for the Council to undertake, either as required by legislation, or discretionary through Council decisions.

Annual Business Plan and Budget
Outlines the planned activities and budget in a financial year.

Annual Report and Financial Statement
Reports on the status of the planned activities and budget in a financial year.

City Plan structure



Vision

Our long-term vision is becoming **'a progressive, sustainable and connected community'**.

Directions

The key themes that help us achieve the vision are:

- A welcoming and liveable city
- A sustainable city
- A growing city that creates new opportunities
- Innovation and Business Development

Foundations

These are the key outcomes that we want to achieve under each Direction.

Strategic Intent

Under each Foundation, there are Strategic Intents, which help us focus on what we want to achieve.

Critical Actions

These are the key things that Council wants to deliver.

Indicators

These are how we will measure our success.

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Our directions



Library staff at Salisbury Community Hub

To provide outstanding services to the community, we need to continually strive for excellence.

We will be a welcoming and liveable city, by:

- having a diversity of housing that meets the needs of our community
- supporting the physical and mental health and wellbeing of our community
- welcoming people of all ages, backgrounds and abilities, and recognising First Nations peoples
- making our city attractive and safe.

We will be a sustainable city, by:

- valuing our biodiverse green spaces and natural environments
- being carbon responsible
- ensuring our city, community and infrastructure are climate resilient
- managing our waste and water resources sustainably and responsibly.

We will be a growing city that creates new opportunities, by:

- supporting our local businesses to be successful
- planning our city's growth that is supported by infrastructure
- making our city centres active and prosperous.

We will focus on our organisation's innovation and business development, by:

- delivering effective and efficient Council services, exceptional community experiences and quality outcomes
- making our organisation a great place to work
- engaging and connecting with our community
- providing value for our community through our commercial operations.

Item 8.2.2 - Attachment 2 - City Plan 2040

A welcoming and liveable city

1

Our city has a diversity of housing that meets the needs of our community.

1.1 Our community's most vulnerable are protected.

1.1.1 Investigate strategies to support those most vulnerable in our community.

- Deliver a Homelessness Strategy that includes opportunities to partner with the State Government and other organisations to implement actions and address homelessness in the city.
- Explore shelter-type responses to community members who are at risk or experiencing homelessness.
- Explore broader responses for Council's consideration to emerging community needs.
- Explore shorter term alternative housing opportunities through the Cost of Living Strategy (an action of Thrive Action Plan).
- Explore affordable housing outcomes (including modular type housing) and short term accommodation as part of the *Strategic Land Review five-year action plan.*

1.1.2 Facilitate ways to help relieve cost of living pressures for our community.

- Explore ways to introduce social and community infrastructure that can provide financial relief to the community.



Diverse housing types in the City of Salisbury

1.2 Our city facilitates affordable and diverse housing.

1.2.1 Facilitate housing for all in the city.

- Prepare a long term Housing Strategy with a focus on affordability, diversity and tenure, including a feasibility package. This assists housing providers to invest in the City of Salisbury.
- Explore and facilitate alternative housing opportunities through collaboration with NGOs and private industries.
- Align opportunities with the Federal Government's *Housing Australia Future Fund.*
- Seek to facilitate more affordable and diverse housing, and balance infill development through the *Greater Adelaide Regional Plan* and *Planning and Design Code.*

1.3 Our city provides housing for our community.

1.3.1 Deliver high quality housing outcomes through the strategic development of Council owned sites.

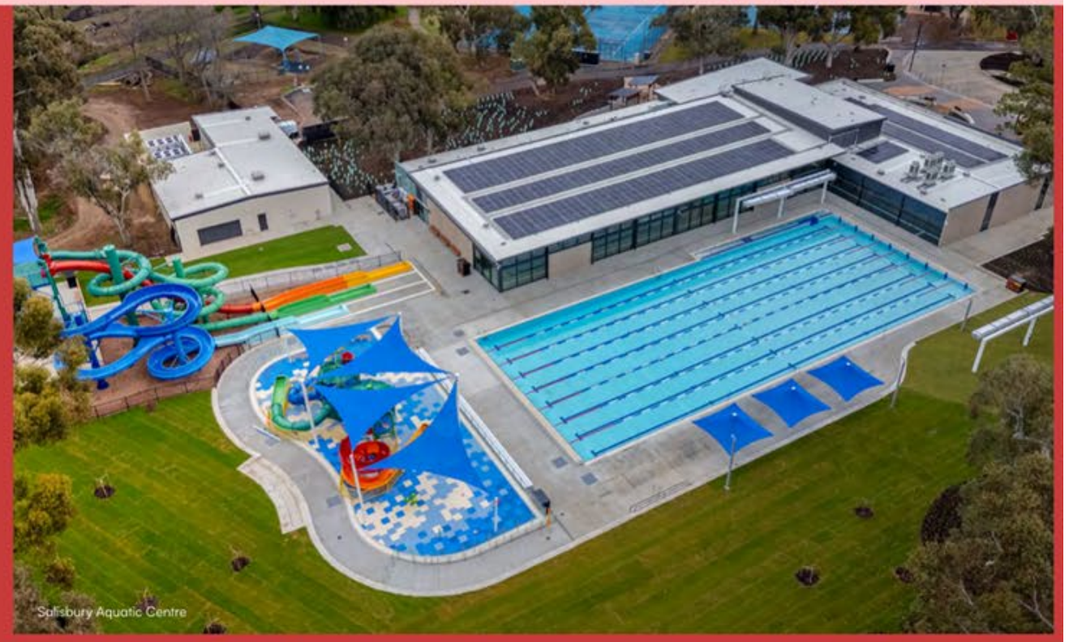
- Through Council's *Strategic Land Review project*, continue to deliver residential development that aligns with Council's *Affordable Housing Implementation Plan*.
- Provide at least 15-20% affordable housing.
- Provide affordable housing through the Walkleys Road Corridor residential development.

Key
- Foundation
- Strategic Intent
- Critical Action

Item 8.2.2 - Attachment 2 - City Plan 2040

2

Our community is physically and mentally healthy and connected.


Salisbury Aquatic Centre

2.1 Our community's wellbeing is prioritised.

2.1.1 Deliver the Thrive Strategy and associated Action Plans.

- Deliver the *Thrive Strategy* and Action Plans, which focus on delivering programs and initiatives that improve the health and wellbeing of our community.
- These include 11 initiatives that help the community to be more socially connected, physically active, culturally enriched, civically engaged, safe and secure, and to continue to be learning and aspiring.
- These programs include community-led small scale projects, skills sharing, a Salisbury Fit Club, activating the Little Para River, digitalising our trails and recreation facilities, introducing modified sports, celebrating Salisbury's history, partnerships with non-Council organisations for volunteering opportunities, Libraries After Dark, Bibliotrek and a Cost of Living Strategy.

2.2 Our open spaces and recreation centres support community wellbeing.

2.2.1 Promote and facilitate public use of the Salisbury Aquatic Centre.

- Partner with the *aquatic centre*'s operator to deliver a responsive and sustainable aquatic centre for our community.

2.2.2 Promote and facilitate public use of our recreation centres and golf courses.

- Partner with external managers to deliver responsive and sustainable *recreation services* for our community.
- These include the Bridgestone Athletics Centre, Parafield Gardens Recreation Centre, Ingle Farm Recreation Centre, TreeClimb and Little Para Golf Course.

2.2.3 Support our community, recreation and sporting groups.

- Continue to support all community, recreation and sporting groups and clubs across the city, for the benefit of our community.

2.3 Our community has access to health and community services.

2.3.1 Plan for future social infrastructure needs.

- In response to a growing population, plan for future social infrastructure needs for the city, especially in high growth areas.
- Social infrastructure may include sport and recreation facilities, health and education facilities, and cultural and community centres. This includes the upgrade of facilities such as the Parafield Gardens Recreation Centre.
- Plan for spaces and programs that can support and promote intergenerational interaction, including cross-cultural generational mentorships and interactions.

Key

- Foundation
- Strategic Intent
- Critical Action

3

Our city is welcoming to people of all ages, backgrounds and abilities, and recognises First Nations peoples.

3.1 Our city provides opportunities for all life stages and abilities.

3.1.1 Enhance our engagement with our youth.

- Undertake a review of the Youth Action Plan that coordinates Council's efforts to provide young people with opportunities that align with three priority areas (Health and Wellbeing; Equity, Discrimination and Unfair Treatment; and Educational Engagement and Successful Transitions).
- Includes prioritising youth leadership by conducting activities such as the annual youth summit.

3.1.2 Implement the *Ability Inclusion Strategic Plan*.

3.2 Our city welcomes new arrivals, including migrants and refugees, and celebrates people from different backgrounds.

3.2.1 Promote the Council's recognition and leadership as an Intercultural City.

- Promote the Council's recognition and leadership as an Intercultural City (Intercultural Cities, Council of Europe), Welcoming City (Welcoming Australia), and Refugee Welcome Zone (Refugee Council of Australia).
- Continue our partnerships with the Department of Home Affairs and deliver the *Intercultural Strategic Plan*.



Harmony Week 2024 Intercultural Community Event

3.2.2 Investigate the opportunity to develop and host a new large arts/cultural event, and continue to attract visitors to the city.

- In collaboration with community groups and government agencies, establish, plan and deliver a major event for the Northern Region that celebrates people from different backgrounds.
- Continue to attract visitors through the organisation and management of Council events, and the facilitation and attraction of major events through external event companies.

3.3 Our city is committed to reconciliation and actively engages with First Nations people.

3.3.1 Foster ongoing engagement and relationship with First Nations people.

- Update our *Reconciliation Action Plan* guided by the First Nations Strategic Group.
- Identify actions focusing on respecting, building relationships and enhancing opportunities with Aboriginal and Torres Strait Islander communities.
- Continue and increase awareness and education initiatives within the organisation and community on First Nations affairs and engagement.

Key

- Foundation
- Strategic Intent
- Critical Action

Item 8.2.2 - Attachment 2 - City Plan 2040

4

Our city is attractive and safe.

4.1 Our public spaces, residential areas and environs are safe and inviting.

4.1.1 Work with stakeholders to improve community safety.

- Through an update of the *Community Safety Strategy*, partner with the community and stakeholders to address complex issues surrounding community safety.
- Build awareness and maximise participation in the strategy's programs.
- Investigate ways to improve strategies to improve community safety in activity centres such as the Salisbury City Centre, public transport interchanges and popular trails.
- Review lighting provision in these areas as a way to make them feel more welcoming.

4.1.2 Ensure our CCTV Program is delivered to meet our community needs.

- Roll out CCTVs at key locations across the city centres and recreational spaces to increase community safety, mobile facilities, community fixtures and asset protection.

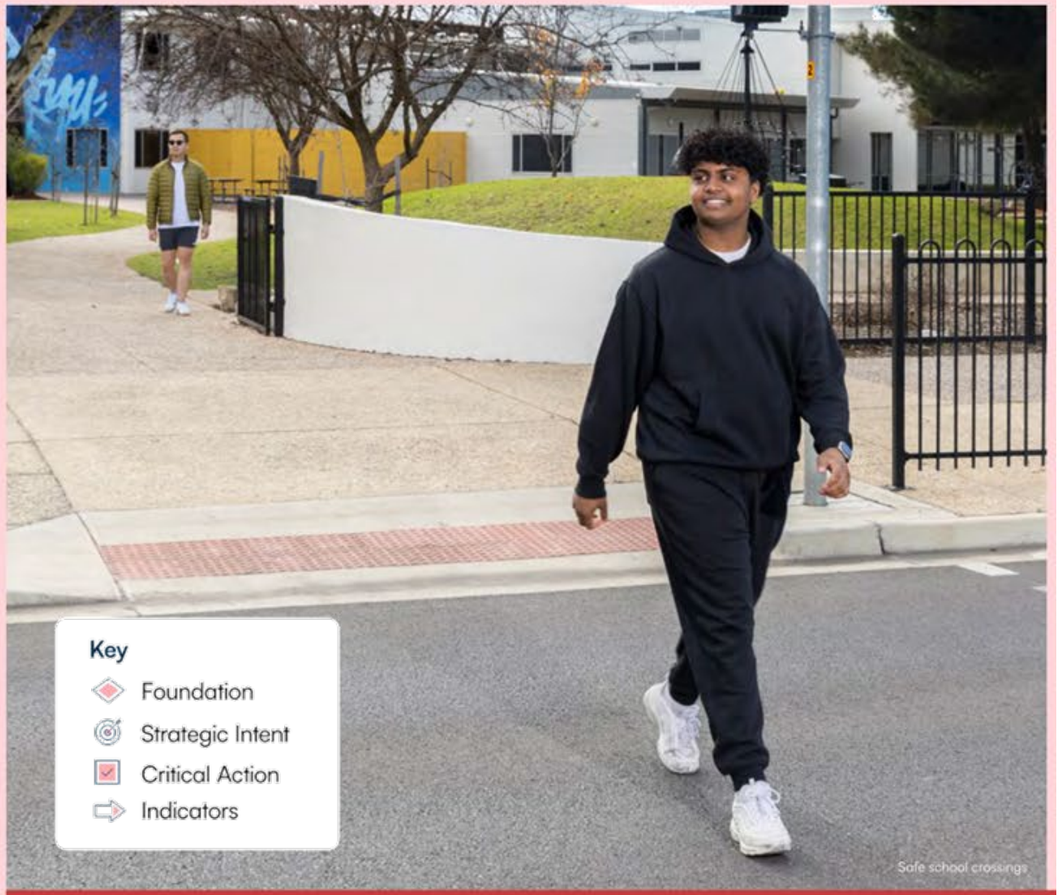
4.1.3 Improve safety of roads throughout the city around schools.

- Partner with the government to implement the School Transport Framework and general Road Safety Action Plan to improve safety on roads around or adjacent schools.

4.2 Our city's key public spaces are attractive.

4.2.1 Improve the quality of landscaping at entrance statements and along corridors to key destinations.

- Increase the quality of landscaping at gateways to our key destinations and along prominent road corridors, to act as a welcoming statement for all.
- For private developments, facilitate attractive landscaping along key corridors.



We will be measuring the following indicators to show trends on how we are tracking on being 'a welcoming and liveable city'.

Council indicators:

- Visitation to and membership of the Council's recreation centres, sporting facilities and open spaces
- Reported community health and wellbeing
- Reported community satisfaction at Council-run community events that are welcoming to all
- Reported community safety in the City of Salisbury

Community indicators:

- Housing diversity supply in the City of Salisbury
- Housing stress in the City of Salisbury
- SEIFA (Socio-Economic Indexes for Areas) for the City of Salisbury

Item 8.2.2 - Attachment 2 - City Plan 2040

A sustainable city



Community Tree Planting Day 2022 at Little Para River Corridor

◆ 1

Our city's green spaces and natural environments are valued and biodiverse.

1.1 Our city is cooler and greener.

1.1.1 Strategically address cooling and greening across our city.

- Informed by *Green Adelaide's Urban Greening Strategy* and tree canopy data 2024, prepare an Urban Greening and Cooling Strategy that identifies approaches to respond to urban heat that is specific to the City of Salisbury context.
- Ensure that the planting palette chosen is appropriate to the urban landscape and acceptable to residents.
- Continue to improve the amenity of streetscapes through the programmed renewal of street trees with more appropriate tree species for the space available within our city's streets.

1.2 Our city's biodiversity is protected.

1.2.1 Enhance eco-tourism opportunities at St Kilda, including the protection of the mangroves and coastal environment.

- Partner with the State Government to deliver a Sustainability Centre for Excellence and eco-tourism destination at St Kilda to support biodiversity conservation and education (an action of the *Sustainability Strategy*).
- Collaborate with the St Kilda Mangroves Alliance, Conservation Council SA, Department for Environment and Water and universities to assist in achieving the *St Kilda Mangroves Community Vision* and *Strategic Plan*.
- Continue to advocate for the protection and management of our estuarine and coastal environment, including playing a part in the restoration of the area once management methodologies are confirmed.

1.2.2 Improve biodiversity management across key corridors.

- Review the Biodiversity Corridors Action Plan 2010 (an action of the *Sustainability Strategy*).
- Establish biodiversity management plans for key sites across the Council area.

Key

- ◆ Foundation
- Strategic Intent
- Critical Action

Item 8.2.2 - Attachment 2 - City Plan 2040

2

Our city and community are carbon responsible.

2.1 Our city's emissions are reduced.

2.1.1 Prepare and implement an emissions reduction plan for our operations.

- Undertake an Organisational Emissions Reduction Action Plan to reduce the carbon footprint of Council's operations (an action of the Sustainability Strategy), including Council buildings and assets.
- Update and publicly disclose our greenhouse gas inventory.
- Develop an Organisational Energy Plan that addresses energy efficiency, renewable energy, electric vehicle charges and fleet management.

2.2 Our city's businesses have planned for the future.

2.2.1 Support businesses and industries to transition to a low carbon future.

- Proactively support new and existing businesses and industries (an action of the *Sustainability Strategy*).
- Provide support and education to address the sustainability of their operations and how to reduce carbon emissions, promotion of circular economy initiatives and education on alignment with State Government's waste legislation, such as single use plastics.

Key

- Foundation
- Strategic Intent
- Critical Action



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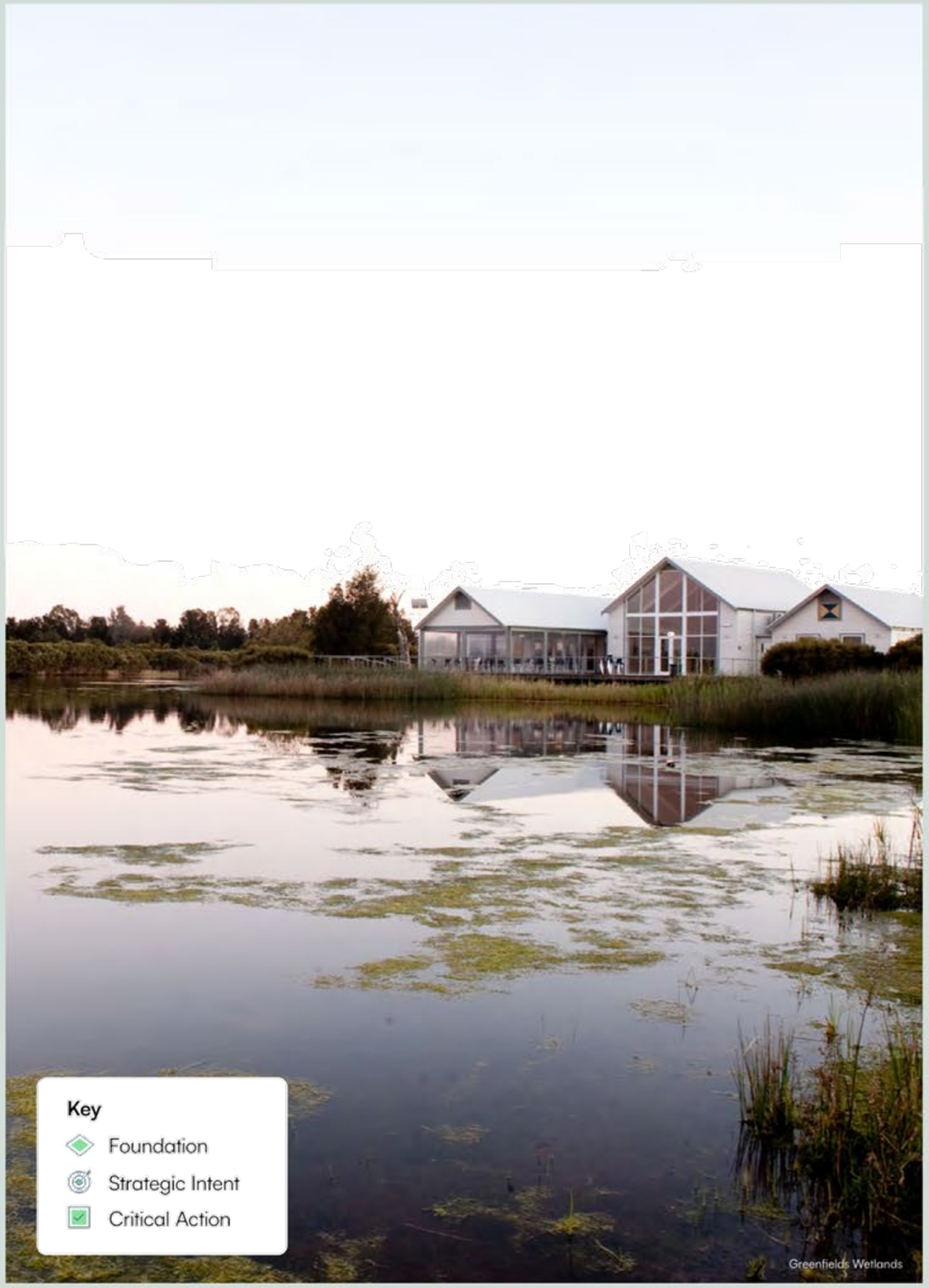

3

Our city, community and infrastructure are resilient to a changing climate.

3.1 Our city's assets are managed and planned to be resilient to a changing climate and provide capacity for growth.

3.1.1 Include new climate adaptation and mitigation strategies in our asset management.

- Review the *Strategic Asset Management Plan* linking to the Climate Change Risk Assessment and new Organisational Carbon Emissions Reduction Action Plan.
- Consider the sustainable lifespan of all assets.

3.1.2 Improve our resilience to climate change.

- Undertake a Climate Change Adaptation Action Plan that is informed by Council's Climate Change Risk Assessment to be a climate resilient organisation. This will help set out how we can address and take action on the challenges of climate change.

3.2 Our city's dwellings are comfortable and climate resilient.

3.2.1 Facilitate sustainable living though our residential development projects.

- Showcase to our community and construction industry the possibilities and benefits of pursuing environmentally sustainability objectives and outcomes in housing.
- Develop environmentally sustainable infrastructure and design guidelines for Council's strategic development projects, such as at *Walkleys Road Corridor*.
- Through Council's development services, advocate for private developments to be environmentally sustainable.

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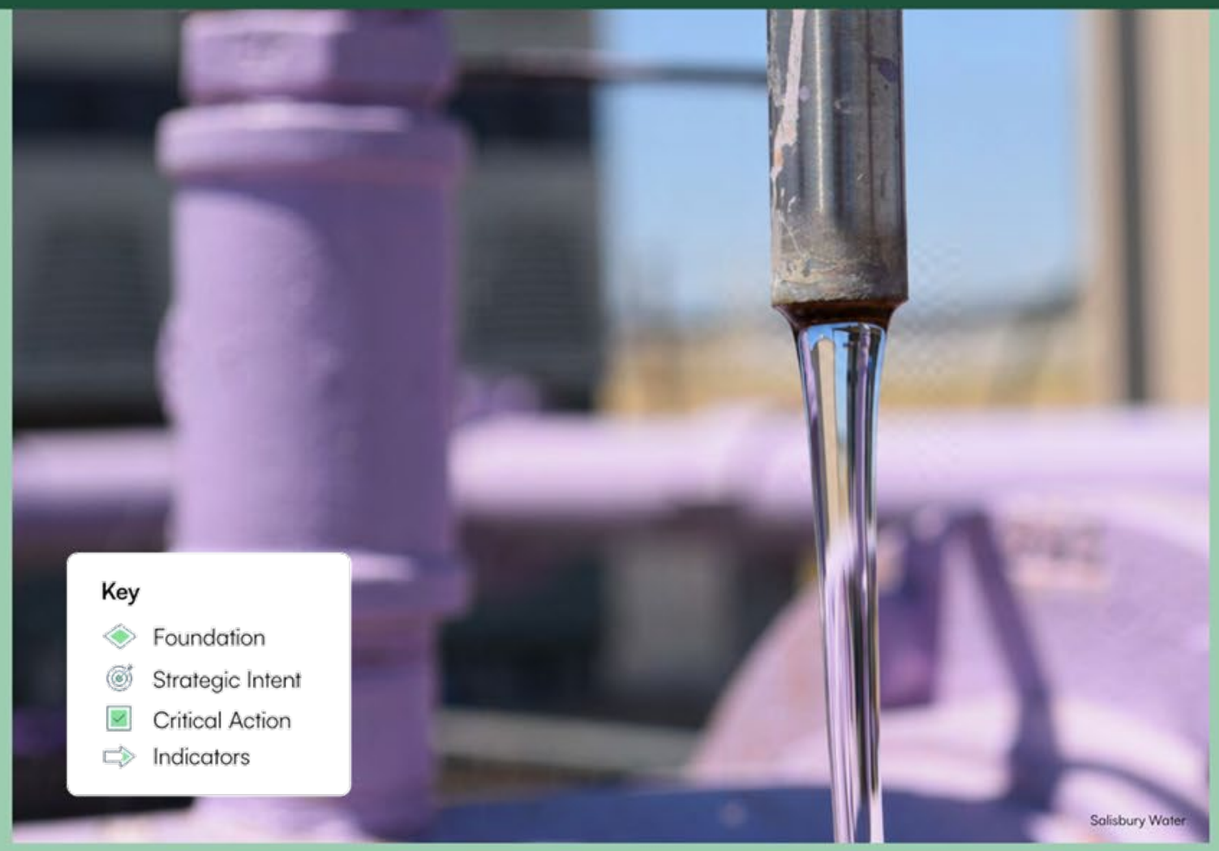


4

Our city's waste is managed sustainably.

4.1 Our Council promotes a circular economy.

4.1.1 Investigate alternative waste management systems through NAWMA.

- Explore innovation in waste management that helps with reducing greenhouse gas emissions and landfill contribution.
- Collaborate with the *Northern Adelaide Waste Management Authority (NAWMA)*, which is a subsidiary of the City of Salisbury.

4.1.2 Improve resource recovery in our organisation.

- Undertake a Resource Recovery Action Plan (an action of the *Sustainability Strategy*).
- Includes a plan for Council's operations, waste reduction, providing specialised waste item collection, and sustainable events.

4.1.3 Facilitate a circular economy in our operations.

- Identify and support circular economy initiatives in Council operations.

5

Our water resources are managed responsibly.

5.1 Our city is waterwise through sustainable use and careful planning.

5.1.1 Capture, cleanse and reuse our stormwater across the city.

- Increase the harvest of urban stormwater to minimise pollutant discharge to the marine environment.
- Develop a Managed Aquifer Recharge (MAR) storage to maximise the reuse of this water and reduce mains water usage, subject to feasibility assessments.

We will be measuring the following indicators to show trends on how we are tracking on being 'a sustainable city'.

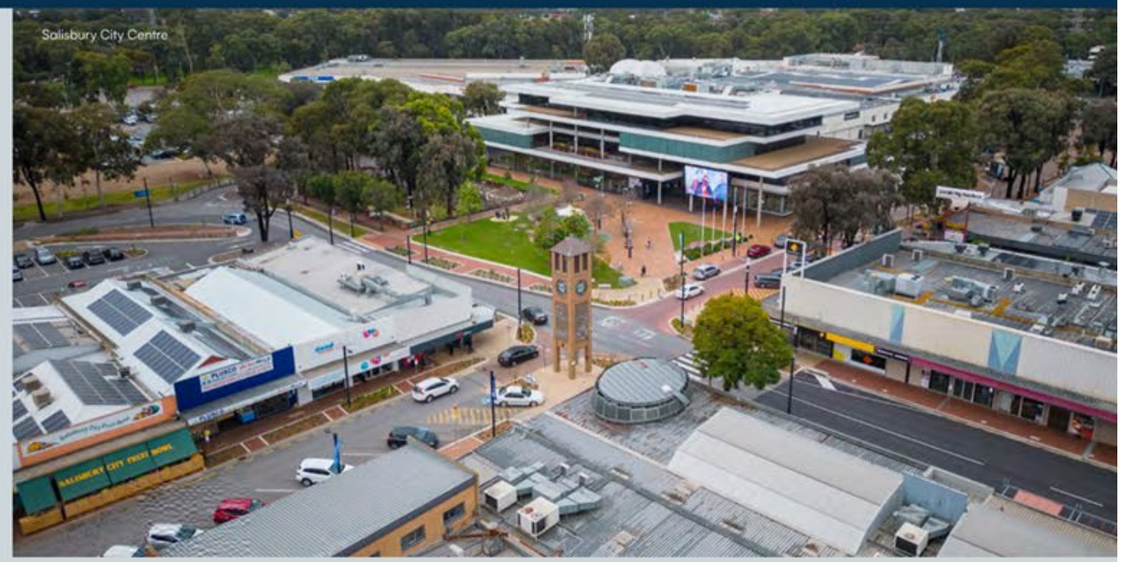
Council indicators:

- Number of native plants planted in parks, reserves and open space
- Organisational carbon emissions
- Proportion of Council operations consumption powered by renewable energy
- Natural gas and grid electricity consumed in Council operations
- Proportion of recycled material used in Council's renewal programs

Community indicators:

- Domestic waste generated and diverted from landfill
- Percentage of stormwater captured for reuse

A growing city that creates new opportunities



1

Our city's businesses are successful, and the community benefits from their success.

Key
- Foundation
- Strategic Intent
- Critical Action

1.1 Our local businesses are supported for growth and success.

1.1.1 Strengthen links with other innovation hubs across Adelaide.

- Support innovation across businesses and industries by strengthening links between Technology Park, universities, Edinburgh Parks, Lot Fourteen and Tonsley Innovation Precinct.
- Explore opportunities to deliver initiatives that support entrepreneurs and business owners to grow.

1.1.2 Strengthen essential business skills and capabilities for small and emerging businesses.

- Through the *Polaris Business Development Centre*, deliver initiatives to inspire our community and support business creation and growth.
- Develop and implement programs that help increase business skills and capabilities of the community.
- Partner with State and Federal Government agencies.

1.2 Our community is skilled, determined and self-sufficient.

1.2.1 Increase access of our community to education and training pathways.

- Leveraging existing City of Salisbury resources and the *Polaris Centre*, invest in an integrated way to promote local job opportunities to local residents and increase our skilled workforce.
- Work with partners to encourage career development and training support to the City of Salisbury community.

1.2.2 Inspire, facilitate and grow youth entrepreneurship.

- Through the *Polaris Centre* and in collaboration with partners, support and facilitate entrepreneurship as a credible and realistic pathway for young people.

2

Our city's growth is well planned and supported by the integrated delivery of infrastructure.

2.1 Our city's infrastructure (including Council-owned) is delivered with a long-term focus in an equitable and orderly way.

2.1.1 Coordinate the delivery of stormwater solutions and road network upgrades for growth areas.

- Finalise the Dry Creek, Little Para River, Greater Edinburgh Parks and Adams Creek Stormwater Management Plans and plan for other stormwater solutions.
- To be development ready, prepare stormwater solutions for large parcels of vacant land to ensure efficient delivery of Council resources and facilitate quality development outcomes.
- To be development ready, review our road systems, people and vehicle movement, hierarchy, and current and future project loads in preparation for residential and industrial growth across the Council area.

2.1.2 Partner with the State Government and private sector to realise the sustainable development of Dry Creek salt fields.

- Collaborate with key partners, private developers and landowners to deliver physical and social infrastructure that recognises the environmental and ecological sensitivities and the need to connect to surrounding areas.
- Delivery will require detailed investigations including utilities, environmental management, soil stability and salinity, transport and access to schools and other social infrastructure.
- Materialise the housing and urban development opportunities identified by the State Government.

2.2 Our city's transport networks are well planned for future growth.

2.2.1 Review and publish our transport plan to improve movement across the city, including our road network, paths and trails, and modes of transport.

- Strengthen east-west connections with a focus on the role of Kings Road.
- Ensure the transport network supports the growth of the north-west sector of the city.

2.2.2 Update the integrated transport plan for the city.

- Review and publish our transport plan to improve movement across the city, including our road network, paths and trails, and modes of transport.
- This includes reviewing opportunities to provide or upgrade existing cycling network and infrastructure, improving walkable neighbourhoods, planning for electric vehicles, and investigating alternative modes of transport such as micro-mobility initiatives.
- Continue to collaborate with the State Government on providing well-connected public transport across the city, and improving the road network in alignment with the *Northern Adelaide Transport Study* and *Greater Adelaide Regional Plan*.

2.3 Our city's economic development is facilitated.

2.3.1 Proactively facilitate coordinated growth.

- Facilitate growth through supporting private and government led Code Amendments that are consistent with Council's *Strategic Growth Framework* for Waterloo Corner and Bolivar Corridor and Shaping Salisbury Strategy (to be completed in 2024/25).
- Includes the investigation and re-zoning of land for an eco-industrial precinct, as well as the rezoning of land west of Port Wakefield Road.

Key

- Foundation
- Strategic Intent
- Critical Action

3

Our city centres are active and prospering.

3.1 Salisbury City Centre is vibrant and revitalised.

3.1.1 Deliver a high quality Salisbury City Centre.

- As part of the Salisbury City Centre revitalisation project and using Council's land assets, work with the chosen developer to deliver well designed and programmed buildings, enhance the public realm and public spaces, improve transport movement and parking, and deliver high quality streetscapes and private/public interfaces, to deliver quality outcomes for the city and community.
- Supporting and working with local businesses during construction phases, and the exploration of social and health services within the new precinct.

3.2 Ingle Farm and surrounds are vibrant and revitalised.

3.2.1 Prepare a precinct plan for Ingle Farm activity centre and surrounds.

- Explore opportunities to increase vibrancy through public realm upgrades and mixed-use developments, through review of Council-owned lands, recreation centre and library, and collaboration with other significant landowners.
- Consider opportunities for better diversity in health and social services and other commercial attractions in the private sector.

Key
- Foundation
- Strategic Intent
- Critical Action
- Indicators



We will be measuring the following indicators to show trends on how we are tracking on being 'a growing city that creates new opportunities'.

Council indicators:

- Polaris Centre Net Promoter Score
- Value of major projects across the City of Salisbury
- Value of investment in Salisbury City Centre and Ingle Farm Activity Centre

Community indicators:

- City of Salisbury residents who work in the Council area
- Hectares of land rezoned to employment
- Expenditure across the City of Salisbury
- Vacancy rates and value of key industrial and commercial precincts
- Value of investment in land west of Port Wakefield Road
- Number of businesses in the Council area

Innovation and Business Development

1

Our Council's services are delivered in an effective and efficient manner.

1.1 Our Council collaborates with others to achieve great outcomes.

1.1.1 Identify improvements in our service delivery.

- Through Council's Project Connect initiative, increase effectiveness and efficiencies in the way we do business internally and externally.

1.1.2 Deliver the Digital Salisbury Strategy through the evolution of systems and solutions.

- Implement, adapt and enhance digital solutions that support our community, Elected Members, employees and volunteers.
- Includes initiatives such as improved Wi-Fi capabilities, online cloud initiatives, artificial intelligence and other emerging technologies.

1.1.3 Enhance access to external funding and grants.

- Have strategic foresight and be pre-prepared for opportunities through research and relationships with universities, government agencies and the private sector.

1.1.4 Develop and implement an Advocacy Strategy for upcoming Federal and State Government elections.

Key
- Foundation
- Strategic Intent
- Critical Action

1.2 Our financial and procurement frameworks and operations enable delivery of strategic priorities, financial sustainability, intergenerational equity, and value for money.

1.2.1 Prepare Strategic Asset Management Plans which ensure the sustainability of our infrastructure services.

- Through the *Strategic Asset Management Plan* and *Long-Term Financial Plan*, ensure that the development and enhancement of the city's infrastructure, assets and places are financially responsible, based on strategic priorities, equitable considerations, and in consultation with the community and relevant stakeholders.
- Update plans to ensure relevant alignment to other Council plans and strategic initiatives.

1.2.2 Identify alternative financial delivery models for the provision of infrastructure and services.

- Review alternative financial delivery models that support the achievement of financial sustainability to achieve and deliver on key strategic priorities.
- Develop a framework that assesses the impacts of new infrastructure funded through grants and the financial impacts of leasing on Council assets.

1.3 Our community centres and library operations are enhanced for the benefit of the community.

1.3.1 Integrate new services to achieve scale and greater impact through partnerships at community centres and libraries.

- Develop options for alternative service delivery and partnership models that meet the needs of the community, through our libraries and community centres.

2

Our Council is a great place to work.

2.1 Our staff are valued and supported to be their best.

2.1.1 Make the City of Salisbury a great place to work.

- Deliver quality outcomes and exceptional community experiences through workforce planning.
- Includes staff development opportunities, improved internal communications and staff wellbeing.

Item 8.2.2 - Attachment 2 - City Plan 2040



Council staff is committed to delivering exceptional community experiences



Our community is engaged and connected

3

Our Council is recognised for delivering exceptional community experiences and quality outcomes.

3.1 Our community is aware of Council's projects, programs and initiatives.

3.1.1 Develop a Communication and Marketing Strategy.

- Prepare a strategy that supports exceptional community experiences and ensures Council priorities and projects are communicated across all channels effectively and efficiently, including digital and traditional media channels.

3.2 Our Council is protected from cybersecurity threats.

3.2.1 Enhance Council's cybersecurity capabilities to support our operations.

- In response to increasingly advanced technologies, increase Council's capabilities in cybersecurity.
- Includes preparedness across all stakeholders to standards such as Essential 8, reinforcing support models, and managing community perceptions of how Council manages and respects their data and information.

3.3 Our Council provides our community with a high quality experience when they use our services.

3.3.1 Develop and deliver a Community Experience Strategy.

- Prepare a strategy that outlines how Council is going to work to improve the experiences of residents, businesses and the community when accessing our services.
- Review and update the *Community Experience Charter*.

Item 8.2.2 - Attachment 2 - City Plan 2040

5

Our Council's commercial operations provide value for the community.

Key
- Foundation
- Strategic Intent
- Critical Action
- Indicators

5.1 **Our recycled water is valued by our community to deliver social, environmental and economic outcomes.**

5.1.1 Grow the Salisbury Water business into new growth areas through a review of the business model and servicing.

- Grow the *Salisbury Water* business especially in new growth areas.
- Proactively address challenges like emerging pollutants in catchments, increasing salinity, climate change and rainfall reduction, outbreaks of blue-green algae, technological advancement, rising service level expectations and changing regulations.

5.2 **Our waste operations support our community, businesses and industries.**

5.2.1 Partner with NAWMA to plan for our city's future.

- Influence and deliver the *Northern Adelaide Waste Management Authority*'s outcomes that aligns to Council's strategic plan, including the Landfill Alternative Project and broader sustainability agenda.



Council staff in the field

We will be measuring the following indicators to show trends on how we are tracking against being a Council that fosters 'Innovation and Business Development'.

Council indicators:

- Development assessment timeframes
- Customer requests completed within agreed service levels
- Customer satisfaction data
- Operating surplus ratio, financial liabilities ratio and asset sustainability ratio
- Number of community members engaged through Council's engagements and digital platforms
- Customer and community savings from Salisbury Water compared to mains water pricing
- Organisational development and effectiveness
- Staff wellbeing index

4

Our community is engaged and connected.

4.1 **Our community is actively engaged in and understands Council's strategies, plans and initiatives.**

4.1.1 Develop and deliver a Community Engagement Strategy.

- Prepare a strategy that incorporates an engagement framework and improves the way we engage with the community.
- Includes a consistent engagement planning methodology for genuine engagement to inform Council's strategies and projects.

Item 8.2.2 - Attachment 2 - City Plan 2040

Critical Actions

These key projects are mapped to show what the Council is focusing on over the next few years.

A welcoming and liveable city

A — Delivering new housing at Walkleys Road Corridor

B — Delivering new housing at Lake Windemere

C — Activating the Little Para River Trail

D — Activating the Salisbury Aquatic Centre and surrounds

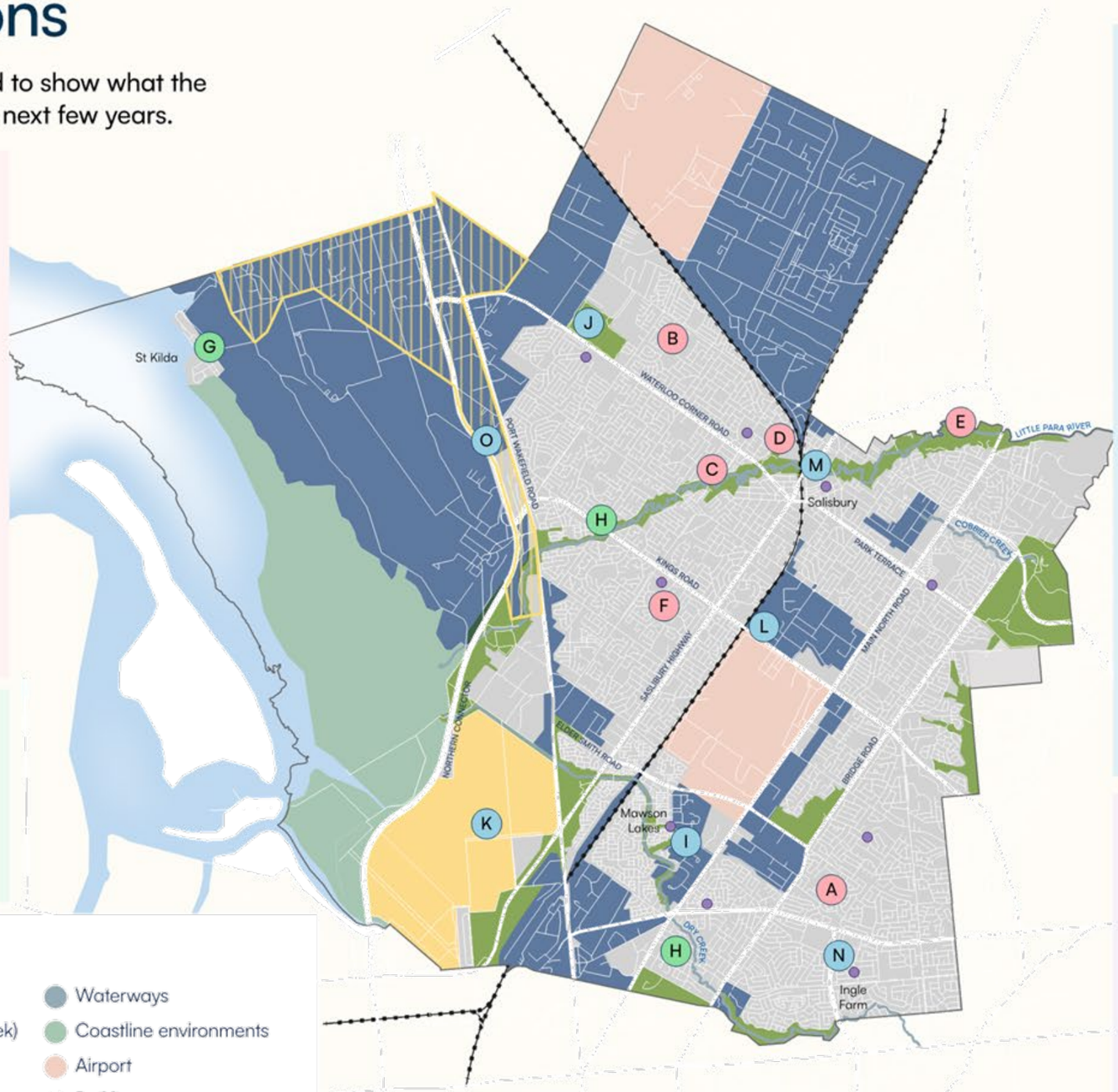
E — Delivering the new TreeClimb

F — Upgrading the Parafield Gardens Recreation Centre

A sustainable city

G — Enhancing eco-tourism opportunities at St Kilda

H — Improving biodiversity corridors



Legend

- Residential areas and neighbourhoods
- Future residential growth area (Dry Creek)
- Key industrial and employment areas
- Employment growth area
- Key open space and biodiversity corridors
- Waterways
- Coastline environments
- Airport
- Rail line

A growing city that creates new opportunities

I — Strengthening business skills and capacities for small and emerging businesses through the Polaris Centre

J — Finalising stormwater management plans

K — Partnering with the State Government on the sustainable development of Dry Creek

L — Partnering with the State Government to improve east-west connections

M — Delivering a high quality Salisbury City Centre

N — Preparing a precinct plan for Ingle Farm Activity Centre and surrounds

O — Facilitating coordinated growth in areas west of Port Wakefield Road including an eco-industrial precinct

Innovation and Business Development

Improving services and partnerships at community centres and libraries that meet the needs of the community

Nine libraries and community centres are shown with purple circles on the map: Burton Comm Hub, Bagster Road Comm Ctr, Salisbury Comm Hub, Salisbury East Neighbourhood Ctr, Morella Comm Ctr, The Mawson Ctr, Pooraka Farm Comm Ctr, Para Hills Comm Hub and Ingle Farm Library

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